(1)

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 8074 DEEDWARR
10/04/2017 08:36:45 AM 2 pgs
Fees: $13.00 Taxes: $1,983.20
20171004-0101543

W & I Ref: (DM) Title No.: 59235
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Scott T. Coleman Aimee Moore 4507 Colorado Avenue Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 10304024800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$536,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Hee Hooper and Amanda Brooke Hooper, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Scott T. Coleman and Aimee Moore, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 3 on the map of Johnsons Branford's Subdivision of the northwest part of Block 28 in the Sylvan Park Subdivision of record in Plat Book 421, page 136, Register's Office for Davidson County, Tennessee.

Said Lot 3 fronts 50 feet on the southerly side of 9th Avenue (New Colorado Avenue) and runs back between parallel lines 160 feet, more or less, to an alley.

Being the same property conveyed to Michael Hee Hooper and Amanda Brooke Thompson, as joint tenants with the right of survivorship, by Warranty Deed from Colby B. Reagan and wife, Sibyl B. Reagan, dated May 25, 2007 and recorded on May 29, 2007, of record in Inst. No. 20070529-0063446, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 20, 2012, recorded December 21, 2012, of record as Inst. No. 20121221-0117745, said Register's Office, subject property was conveyed to Michael Hee Hooper and Amanda Brooke Hooper, husband and wife.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 136, said Register's Office.

This is improved property, known as 4507 Colorado Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2017.

Michael Hee Hooper

Amanda Brooke Hooper

State of Virginia

County of Norfolk

On this 28th day of September, 2017, before me the undersigned authority, personally appeared Michael Hee Hooper and Amanda Brooke Hooper, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Deborah Marie Lucas
Notary

My Commission Expires: 3.31.2020

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $536,000.00.

Affiant

Sworn and subscribed before me this 29 day of September, 2017.

Notary

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018