WARRANTY DEED

Bill Garrett Davidson County
Batch# 8642 DEEDWARR
10/04/2017 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20171004-0102063

W-NC-17-07525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$315,000.00~~.

Affiant

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mina A. Mina	New Owner	
(NAME)	(NAME)	**155-08-0E-056.00-CO**
7525 Henderson Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUAN CARLOS HOOPER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MINA A. MINA AND MIRIAM MORCOS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Final Plat, Resubdivision, Bellevue Highlands, Phase 2 of record in Plat at Instrument No. 20010202-0010403, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Juan Carlos Hooper and wife, Julie Hooper by Warranty deed from Michael J. Rucker and wife, Jenifer Rucker of record in Instrument No. 20061004-0123315 Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded on October 04, 2006. (Value of consideration shown in aforementioned deed $238,000.00.)

Being the same property conveyed to Juan Carlos Hooper by Quitclaim deed from Julie Hooper of record in Instrument No. 20120530-0046644 Register's Office for Davidson County, Tennessee, dated May 21, 2012 and recorded on May 30, 2012. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record as Instrument Number 20010202-0010403, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11592, Page 670 and Instrument No. 20101104-0088413, Register's Office for Davidson County, Tennessee.
- By-Laws of Bellevue Highlands of record in Book 11592, Page 707, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Bellevue Highlands Homeowner's Association of record in Instrument Number 20020506-0054929, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of Bellevue Highlands of record in Plat Book 9700, Page 955, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20061004-0123315 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7525 Henderson Drive, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 25th DAY OF SEPTEMBER, 2017.

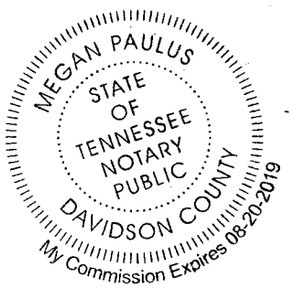
Juan Carlos Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUAN CARLOS HOOPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of September, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017