Bill Garrett Davidson County
Batch# 72717 DEEDWARR
03/23/2018 02:03:53 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20180323-0027663

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me this 22ND DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/29/2018

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Joseph P. Godfrey, IV, single man	F & M Bank (NAME)	
513 S 11th Street (ADDRESS)	50 Franklin Street (ADDRESS)	083-13-0-233.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Woodrow Harville Hooper, Jr., unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph P. Godfrey, IV, single man, hereinafter called the Grantees, their heirs 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. 16 ON THE PLAN OF PAYNE, BLAKEMORE AND CUMMINGS' ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HENRY E. HOOPER AND W. HARVILLE HOOPER, JR. BY DEED FROM THE ESTATE OF BEULAH ESTER HOOPER, OF RECORD IN BOOK 6313, PAGE 738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO WOODROW HARVILLE HOOPER, JR. BY QUITCLAIM DEED FROM HENRY E. HOOPER, MARRIED, OF RECORD IN BOOK 8926, PAGE 831, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 513 S 11th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 22nd day of March, 2018.

WARRANTY DEED
(Continued)

Woodrow Harville Hooper, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Woodrow Harville Hooper, Jr., unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March, 2018.

Notary Public

My Commission Expires: 1/22/2020

(SEAL)

TONIA HAWKINS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY SUMNER

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072