Bill Garrett Davidson County
Batch# 76587 DEEDWARR
04/05/2018 11:40:38 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20180405-0032084

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. G18-0468D

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles T. Hooks and Brittany Hooks, husband and wife (NAME)	(NAME) Franklin American Mortgage	25-7-30
413 Rosehill Ct. (STREET ADDRESS)	(STREET ADDRESS) 6100 Tower Cir., Ste 600	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Joseph M. Nellesen and Bonnie Nellesen, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles T. Hooks and Brittany Hooks, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 53 on the plan of RANCHWOOD ESTATES, SECTION THREE, as shown by plat of record in Plat Book 3300, Page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph M. Nellesen and Bonnie Nellesen, husband and wife from Amy C. Redmond and Eric R. Redmond, wife and husband, by Warranty Deed dated June 9, 2015, as Instrument No. 20150615-056184, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3393, page 479, and Book 3000, Page 69, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3300, page 59, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewers as recorded in Book 4530, page 209, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 413 Rosehill Ct., Goodlettsville, TN 37072.

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. Whenever 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 4th day of April, 2018.

Joseph M. Nellesen — April 04, 2018 Date

Bonnie Nellesen — April 04, 2018 Date

STATE OF Virginia

COUNTY OF Chesapeake }

ROSE RIDEOUT PAUL NOTARY PUBLIC REG. # 7551319 MY COMMISSION EXPIRES 02/28/2021 COMMONWEALTH OF VIRGINIA

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

Witness my hand and official seal, this 4th day of April, 2018.

My Commission Expires: 02/28/2021 Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066