Bill Garrett Davidson County
Batch# 101917 DEEDWARR
06/07/2018 10:51:21 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180607-0054734

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 210,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2018.

Notary Public

My commission expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Crystal Lee Hoopes **Brett Hoopes**	**CASTLE AND COOKE MORTGAGE LLC**	**16213009800**
250 Cedarview Drive	**49 MUSIC SQUARE WEST, SUITE 502**	
Antioch, TN 37013	**NASHVILLE, TN 37212**	

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 HEREBY ACKNOWLEDGE, WE,

Bobby Nash and wife, Janet Nash

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Crystal Lee Hoopes and Brett Hoopes, 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. 29 on the Plan of Monte Carlo Estates, Section I of record in Plat Book 4675, Page 68, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bobby Nash and wife, Janet Nash, as tenants by the entirety from Joshua Nash by Quitclaim Deed dated January 05, 2018 and recorded in Instrument No. 20180122-0006331 and Instrument No. 20180122-0006327, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua Nash from James W. Rafferty, Jr. by Warranty Deed dated November 13, 2007 and recorded in Instrument No. 20071120-0135777, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 250 Cedarview Drive, Antioch, TN 37013.

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 in 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 31st day of May, 2018.

Bobby Nash

Janet Nash

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Bobby Nash and Janet Nash,** the within named Grantor(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, at office, this 31st day of May, 2018.

Notary Public

My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021