WARRANTY DEED

Bill Garrett Davidson County
Batch# 105276 DEEDWARR
06/15/2018 01:16:03 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20180615-0057829

W-ER-18-6768

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(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)
Andrew Blahnik and Abby Blahnik	State Farm Bank, F.S.B.	
(NAME)	(NAME)	181-10-0A-076.00-CO
6768 Autumn Oaks Drive	111 Corporate Office Dr. Ste. 300	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Earth City, MO 63045	
(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, **TIMOTHY P. HOOPER AND WIFE, CHELSY P. HOOPER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW BLAHNIK AND ABBY BLAHNIK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of First Revision, Final Plat. Phase Two, Autumn Oaks Subdivision of record in Book 11700, Pages 64 and 65, 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 Timothy P. Hooper and wife, Chelsy P. Hooper by Warranty Deed from Continental Development and Construction, Inc. of record in Instrument No. 20021003-0120699, Register's Office for Davidson County, Tennessee, dated September 25, 2002 and recorded on October 03, 2002.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- PUD Boundary Plat of record in Book 6900, Page 786, in the Register's Office for Davidson County, Tennessee.
- All matters shown on Plat recorded in Book 11700, Pages 64 and 65, Register's Office for Davidson County, Tennessee.
- Restrictions and easements as contained in Book 6704, Page 397, as amended in Book 6968, Page 30, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth in instrument recorded in Book 475, Page 547, Register's Office for Davidson County, Tennessee.
- Easement(s) to Gulf Interstate Gas Co., as set forth in instrument recorded in Book 2245, Page 2271, Register's Office for Davidson County, Tennessee.
- Easement(s) to Columbia Gulf Transmission Co., as set forth in instrument recorded in Book 4240, Page 667 (partial release in Book 6968, Page 25), Register's Office for Davidson County, Tennessee.
- Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 7515, Page 298; Book 9343, Page 196; and Book 9343, Page 199, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20010912-0099443, as amended in Instrument No. 20030513-0064238, Instrument No. 20100414-0028160, and Instrument No. 20101206-0096935, and in any allied instrument(s) referred to in said restrictions, Register's Office for Davidson County, Tennessee.
- Charter of Autumn Oaks Homeowner's Association of record in Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee.
- Notice of Acceptance of Public Infrastructure of record in Instrument Number 20101207-0097305, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to United Telephone Co., as set forth in instrument recorded in Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710, Register's Office for Davidson County, Tennessee.

- Subject to a one fourth acre reserved for graveyard with right of ingress and egress set out in Book 261, Page 284, Register's Office for Davidson County, Tennessee.
- Contract of easement and furnishing of water as of record in Book 3376, Page 239, Register's Office for Davidson County, Tennessee.
- Restrictions as contained in Book 6704, Page 405, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement as of record in Book 7760, Page 970, 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: **6768 Autumn Oaks Drive, Brentwood, Tennessee 37027**.

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 14th DAY OF JUNE, 2018.

Timothy P. Hooper

Chelsy P. Hooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY P. 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 14th of June, 2018.

Notary Public
My Commission Expires: 5/20/19
(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHELSY P. 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 14th of June, 2018.

Notary Public
My Commission Expires: 5/20/19
(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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