THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
John D. Hooper, Jr.
7567 W Winchester Drive
Antioch, TN 37013-1161
SEND TAX BILLS TO:
Total Mortgage Services, LLC
185 Plains Road
Milford, CT 06461

Bill Garrett Davidson County
Batch# 122291 DEEDWARR
07/30/2018 01:04:40 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20180730-0074109

WARRANTY DEED

(Map 151 10 OA; Parcel 23.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **LINDA HAGER, A/K/A LINDA HAGAR, unmarried**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **JOHN D. HOOPER, JR., single man**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 23, Plan of Villages of Long Hunter, Phase I, a Planned Unit Development, according to plat and survey of same appearing of record Instrument No. 20010123-0006894, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Linda Hagar, by Warranty Deed from Kelly L. Winton, dated May 6, 2004, of record in Instrument No. 20040512-0055218, in the Register's Office of Davidson County, Tennessee. The Grantor's name was erroneously spelled as "Linda Hagar" in said deed. The correct spelling of Grantor's name is "Linda Hager".
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20010123-0006894; to Restrictive Covenants of record in Instrument No. 20010531-0056382; Instrument No. 20031111-0164945; to Homeowners Association By-Laws of record in Instrument No. 20041022-0127537; to Charter of homeowner's association of record in Instrument No. 20010531-0056381; to Easements of record in Instrument No. 20000906-0088271; Instrument No. 20000906-0088272; Instrument No. 20001030-0107415; Book 1101, page 457; Book 1115, page 302; Book 8197, page 288; Book 8358, pages 91 & 94; Book 9661, page 919; Book 2338, page 466; Book 4446, page 423; Book 4535, page 351; all in the Register's office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 7567 W Winchester Drive, Antioch, TN 37013-1161.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 27th day of July, 2018.

Linda a Hager
LINDA HAGER

Linda Hager
A/K/A LINDA HAGAR

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

Witness my hand and official seal, this the 27th day of July, 2018.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of July, 2018.

Notary Public

My commission Expires: May 15th, 2021

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20180493