Karen Y Johnson Davidson County
Batch# 164568 DEEDWARR
11/21/2018 04:03:30 PM 4 pgs
Fees: $23.00 Taxes: $5,365.00
20181121-0114880

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00.

Debra Lee
Affiant

Subscribed and sworn to before me, this 20th day of November, 2018.

Julie Dyess
Notary Public
My commission expires: 8/11/20

JULIE DYESS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY My Commission Expires 08-11-2020

02-1810-50488

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Steven C. Hooper	Steven C. Hooper	130-10-0-122.00
4428 Georgian Place	4424 Georgian Place	
Nashville TN 37215	Nashville, TN 37215-4528	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johanna W. Rothberg and Marilyn W. Leathers, devisees under the Last Will and Testament of John J. Wannamaker, deceased, and Ramsey B. Leathers, Jr., Successor Trustee of the Merle H. Wannamaker Testamentary Trust and Successor Trustee of the Trust for the benefit of Johanna W. Rothberg and of the Trust for the benefit of Marilyn W. Leathers, created under the Merle H. Wannamaker Testamentary Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steven C. Hooper and Laurie Hooper, husband and wife**, hereinafter called the Grantees, their successors 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. 20 on the Plan of Belle Meade, Block 4, Section 10, as of record in Book 4175, Page 150, Register's Office for said County, described as follows:

Being the same property conveyed to John J. Wannamaker and wife, Merle H. Wannamaker by deed from George T. Hicks and wife, Sallie Read Hicks and Jim Gillespie, a partnership, dated December 28, 1970, recorded December 30, 1970, of record in Book 4469, Page 449, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John J. Wannamaker and Merle H. Wannamaker as tenants in common by Quitclaim Deed from James G. Lackey, III, Trustee, dated April 26, 1996, recorded April 26, 1996, of record in Book 10028, Page 394, Register's Office for Davidson County, Tennessee. The said Merle H. Wannaker having since died testate on September 26, 2007 with her estate having been probated in Davidson County. Her Last Will and Testament devises the subject property to a testamentary trust created for the benefit of John J. Wannamaker during his lifetime and upon his death, for the benefit of her two daughters Johanna W. Rothberg and Marilyn W. Trautman (now Leathers).

The said John J. Wannamaker having since died testate on September 11, 2018 with his estate being probated in the Probate Court for Davidson County, Tennessee, in case no.: 18P-1706. Johanna W. Rothberg and Marilyn W. Leathers having been appointed as Co-Executors of the Estate of John J. Wannamaker, deceased. His Last Will and Testament devises his interest in the subject property Johanna W. Rothberg and Marilyn W. Trautman (now Leathers).

Pursuant to Court Order entered in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division), case no.: 18P1925, of record at Instrument No.: 20181121011487 9, said register's office, Ramsey B. Leathers, Jr., was appointed Successor Trustee Merle H. Wannamaker Testamentary Trust and Successor Trustee of the Trust for the benefit of Johanna W. Rothberg and the Trust for the benefit of Marilyn W. Leathers, created under the Merle H. Wannamaker Testamentary Trust.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4428 Georgian Place, Nashville, TN 37215.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Johanna W. Rothberg and Marilyn W. Leathers, in their capacity as Co-Executors of the Estate of John J. Wannamaker, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

WITNESS my hand this 20th day of November, 2018.

Johanna W. Rothberg
Johanna W. Rothberg, Individually and as
Co-Executor of the Estate of John J. Wannamaker

Marilyn W. Leathers
Marilyn W. Leathers, Individually and as
Co-Executor of the Estate of John J. Wannamaker

Ramsey B. Leathers Successor Trustee
Ramsey B. Leathers, Jr., Successor Trustee of the Merle H. Wannamaker Testamentary Trust and Successor Trustee of the Trust for the benefit of Johanna W. Rothberg and the Trust for the benefit of Marilyn W. Leathers, created under the Merle H. Wannamaker Testamentary Trust.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Johanna W. Rothberg, and Marilyn W. Leathers, Individually and as Co-Executors, of the Estate of John J Wannamaker, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 20th day of November, 2018.



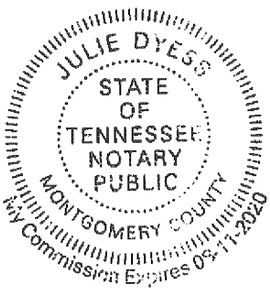
Notary Public

My Commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ramsey B. Leathers, Jr., Successor Trustee of the Merle H. Wannamaker Testamentary Trust and Successor Trustee of the Trust for the benefit of Johanna W. Rothberg and the Trust for the benefit of Marilyn W. Leathers, created under the Merle H. Wannamaker Testamentary Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 20th day of November, 2018.



Notary Public

My Commission expires:

True Copy Certification

I, Nicki Rushing, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Nicki Rushing, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/11/2020

{Notary' Seal}

