Karen Y Johnson Davidson County
Batch# 177213 **DEEDWARR**
12/21/2018 02:14:04 PM 2 pgs
Fees: $13.00 Taxes: $899.10

20181221-0124505

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $243,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of December, 2018.

NOTARY PUBLIC

My commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

THIS INSTRUMENT PREPARED BY

BOX 10-A

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cristian Cruz Santiago	SAME	063160B15500CO
(NAME)	(NAME)	
1032 Tonyawood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $243,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **David J. Hooker and wife, Tammy L. Hooker,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cristian Cruz Santiago, unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Book 6900, page 550-551, and Certificate of Correction in Book 7462, page 445, and by amendment to Change Name of record in Book 8181, page 112, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David J. Hooker and wife, Tammy L. Hooker by deed from Cendant Mobility Financial Corporation, a Delaware corporation, of record in Instrument No. 20050310-0026423, said Register's Office.

This property is __unimproved _X_improved property known as: 1032 Tonyawood Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of December, 2018.

David J. Hooker

Tammy L. Hooker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David J. Hooker and Tammy L. Hooker, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2018.

Notary Public
My Commission Expires: 5-2021

JESSICA SPARNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122