This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 184280 DEEDWARR
01/16/2019 08:25:53 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20190116-0004315

WARRANTY DEED

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 ACKNOWLEDGED, WE, **UNIVERSITY HEIGHTS REALTY, INC.** , HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER HOOP, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF HURDWOOD HEIGHTS, SECTION II, AS OF RECORD IN BOOK 2330, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO UNIVERSITY HEIGHTS REALTY, INC., BY WARRANTY DEED FROM THE ADAMS FAMILY PARTNERSHIP, DATED AUGUST 23, 2006 AND RECORDED ON AUGUST 23, 2006 IN INSTRUMENT NO. 20060823-0103887, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 534 FAIRLANE DRIVE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of January, 2019.

UNIVERSITY HEIGHTS REALTY, INC.
BY: STEVEN W. POWERS, SECRETARY

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, of the state and county aforesaid, personally appeared STEVEN W. POWERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledges himself to be the SECRETARY, of UNIVERSITY HEIGHTS REALTY, INC., the within named bargainor, a corporation, and that he as such SECRETARY, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as SECRETARY.

DONE at offices in Hendersonville, Tennessee, on this the 14th day of January, 2019.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/25/19

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of January, 2019.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/25/19

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
CHRISTOPHER HOOP
534 FAIRLANE DRIVE
NASHVILLE, TN 37211

Send Tax Bills To:
Same as above

MAP/PARCEL: 118-04-0/094.00