# WARRANTY DEED

Karen Johnson Davidson County
Batch# 196273 **DEEDWARR**
02/19/2019 10:58:21 AM 2 pgs
Fees: $13.00 Taxes: $464.35

20190219-0014728

JM-RMX-19-1517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1.3.22

(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) |
|---|---|---|
| **James Clinton Williams and Rebecca Lynne Williams** | **NEW OWNER** | |
| (NAME) | (NAME) | **071-09-0-041.00** |
| **1401 Stainback Ave** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | | |
| (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, **MARK HOOPER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES CLINTON WILLIAMS AND REBECCA LYNNE WILLIAMS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northwesterly part of Lot No. 1 on the Map of W.H. Nance's Subdivision of Lot No. 14 of the Brooklyn Plan as of record in Book 332, Page 14, Register's Office for Davidson County, Tennessee, being the Northwesterly past of Lot "A" on the unrecorded plan of part of Lot No. 15 in Brooklyn and Lot No, 1 on the Map of said Nance's Subdivision, described according to a survey made by John M. Sullivan, County Surveyor, August 26, 1950, as follows:

Beginning on the Northeasterly margin of Old Whites Creek Pike at the corner of Lots. Nos. 1 and 2 on the Map of said Nance's Subdivision; thence with the line between said two lots an a fence line, North 37 degrees 20 minutes East 154.5 feet to the Southwesterly margin of an abandoned alley; thence with the said alley, South 54 degrees 10 minutes East 36.7 feet; thence Southwardly 160 feet, more or less to the Northeast margin of the Old Whites reek Pike; thence with said Pike, North 47 degrees 10 minutes West 36.2 feet to the beginning.

Being a portion of the same property conveyed to Mark Hooper by Special Warranty deed from HSBC Bank, USA, National Association, as Trustee for Citigroup Mortgage Loan Trust 2005-HE2, by its duly authorized attorney in fact, Wells Fargo Bank. NA. of record in Instrument No. 20070828-0103079 Register's Office for Davidson County, Tennessee, dated August 02, 2007 and recorded on August 28, 2007.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 332, Page 14, 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: **1517 Lock Road, Nashville, Tennessee 37207**.

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 FEBRUARY, 2019.

Mark Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK 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 February, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212