STATE OF TENNESSEE
COUNTY OF Williamson

Karen Johnson Davidson County
Batch# 229303 **DEEDWARR**
05/13/2019 03:14:08 PM 2 pgs
Fees: $13.00 Taxes: $1,146.63

20190513-0044894

The actual consideration or value, whichever is greater, for this transfer is $309,900.00.

Affiant

Subscribed and sworn to before me, this 9th day of May, 2019.

Notary Public

My commission expires:

(Notary Stamp)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Cody Blackwelder and Grace Blackwelder** | Bancorp South | **128-12-0A-168.00-CO** |
| **320 Old Hickory Blvd. #2820** | 2778 W. Jackson St | |
| **Nashville, TN 37221** | Bldg C-2nd Floor Tupelo, MS 38801 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Milton L. Hooper and Crystal Hooper, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Cody Blackwelder and Grace Blackwelder, husband and wife**

(hereinafter called the "Grantee"), his 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 Unit 2820, Building No. 7, on the Plan of Section 7, Phase 1D, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 33, to the Master Deed of record in Instrument No. 20040716-0084977, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is herby made to the Plat of Eagle Ridge at the Reserve condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Milton L. Hooper and Crystal Hooper, husband and wife by Warranty deed from Ginger Farmer, a single person of record in Instrument No. 20150323-0024565 Register's Office for Davidson County, Tennessee, dated March 19, 2015 and recorded on March 23, 2015.

Being also known as 320 Old Hickory Blvd. #2820 Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of May, 2019.

Milton L. Hooper

Crystal Hooper

**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, Milton Hooper and Crystal Hooper, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of May, 2019.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 19-000088-529