Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $570,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2019.

Notary Public
My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner	Send Tax Bills to:	Tax Information
Scott Hooper 1117 Graybar Lane Nashville, TN 37204	New owner	117-16-0-145.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mathison Ingham and Nina Ingham, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Scott Hooper, unmarried** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 36 and 37 on the Map of the Draughon Tract of record in Plat Book 974, page 39, Register's Office for Davidson County, Tennessee, and part of Lot No. 54 on the Map of Section 1, Oriental Golf Club Subdivision of record in Plat Book 1424, page 10 and as revised in Book 4470, page 48, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 36 and 37 front together 60 feet on the Southerly side of Graybar Lane and together with said part of Lot No. 54 runs back between parallel lines 214.7 feet to the Northerly line of Lot No. 53 on said Oriental Golf Club Subdivision.

Being the same property conveyed to Mathison Ingham and Nina Ingham, husband and wife, by Warranty Deed from Jennifer Villarreal and husband, Kevin Whichello, dated July 5, 2016 of record as Instrument No. 20160727-0077454, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and subject to Easement of record in Book 3921, Page 704, said Registers Office, ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

This property is improved property known as 1117 Graybar Lane, Nashville, TN 37204

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 319936 DEEDWARR
11/26/2019 08:13:16 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20191126-0121896

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 hand this the 22nd day of November, 2019.

Mathison Ingham

Nina Ingham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mathison Ingham and Nina Ingham**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of November, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019106444

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020