WARRANTY DEED

Karen Johnson Davidson County
Batch# 363968 **DEEDWARR**
02/26/2020 02:48:12 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20200226-0021501

Y-BR-20-2605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

KATHERINE VINCENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020
(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)
Ariel Safdie and James John Bargent	**New Owner**	
(NAME) **2605 Shadow Lane**	(NAME)	**073-09-0-034.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **ASHTON HOOPER AND CALEB HOOPER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARIEL SAFDIE AND JAMES JOHN BARGENT, WIFE AND HUSBAND,** 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being Lot Number 47 on the Plan of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the Westerly margin of Shadow Lane at the corner of Lots Numbers 47 and 48; thence with the line between said lots Westwardly 125.28 feet to the East line of Lot Number 49; thence with the East line of said lot Southwestwardly 67 feet to the corner of Lots 45 and 49 and a point in the West line of Lot Number 47; thence to the corner of Lots 46 and 47; thence with the line between said lots Eastwardly 132.10 feet to the Westerly margin of Shadow Lane; thence with said Lane Northwardly 110.62 feet to the beginning. This conveyance is subject to all matters of record on Plat in Book 1835, Page 133, Register' s Office for Davidson County.

Being the same property conveyed to Ashton Hooper and Caleb Hooper, wife and husband, as tenants by the entirety by Quitclaim deed from Ashton Hooper and Caleb Hooper, wife and husband and James T. Martin and Josephine Martin, husband and wife of record in Instrument No. 20170525-0052223 Register's Office for Davidson County, Tennessee, dated November 03, 2016 and recorded on May 25, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2087, Page 453, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 2087, Page 521, in the Register's Office for Davidson County, Tennessee.
- Easement for public utilities of record in Book 2093, Page 213, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of easement for Sanitary Sewers and/or Storm Drainage of record in Book 4161, Page 801, in the 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: **2605 Shadow Lane, Nashville, Tennessee 37216**.

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 24th DAY OF FEBRUARY, 2020.

Ashton Hooper

Caleb Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHTON 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 24th of February, 2020.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALEB 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 24th of February, 2020.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212