Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 369062 DEEDWARR
03/09/2020 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20200309-0025798

39-B
File #20-1077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Hoopes and wife, Laura Hoopes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cassandra M. Crane, unmarried,** hereinafter called the **Grantee**, Grantee's 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. 310 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Hoopes and wife, Laura Hoopes, by deed from Michael A. Kyle, as Devisee under the Last Will and Testament of J.C. Kyle, deceased, dated August 23, 2017, of record in Inst. No. 20170828-0088054, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1905 Pinehurst Drive, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Cassandra M. Crane
1905 Pinehurst Drive
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
072-12-0-182.00

WITNESS THE EXECUTION HEREOF this 6th day of March, 2020.

Matthew Hoopes

Laura Hoopes

State of Tennessee)
County of Davidson)

On this 6th day of March, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Hoopes and Laura Hoopes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 428,000.00.**

Affiant

Sworn and subscribed before me on this the 6th day of March, 2020.

Notary Public

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 1/3/23

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

