WARRANTY DEED

Karen Johnson Davidson County
Batch# 376980 DEEDWARR
03/25/2020 08:09:51 AM 3 pgs
Fees: $18.00 Taxes: $184.63

20200325-0032135

G-VRES-20-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 6, 2020

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)
Caleb Hooper and Ashton Hooper	**New Owner**	
(NAME)	(NAME)	
P.O. Box 160416		**029-00-0-398.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **SUSAN N. PERRY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALEB HOOPER AND ASHTON HOOPER, 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 located in the 2nd Civil District of Davidson County, Tennessee, further described as follows, to-wit:

Tract 1: Beginning at a concrete monument in the Southerly line of Bernard Road, being the Northwest corner of this tract and a corner to Blankenship described in 5335-219; thence with the Southerly line of Bernard Road along the arc curve to the left 32.15 feet, with a radius of 65.00 feet and a chord that bears South 43 degrees 56 minutes 11 seconds East 31.82 feet to an iron pin new, being a corner to tract 2 of the of the Charles A. Newman property; thence leaving the Southerly line of Bernard Road with the line of tract 2 South 07 degrees 29 minutes 59 seconds West 166.91 feet to an iron pin new; thence South 04 degrees 30 minutes 00 seconds East 357.80 feet to an iron pin new; thence South 04 degrees 30 minutes 00 seconds East 94.71 feet to an iron pin new; thence South 73 degrees 27 minutes 01 seconds West 25.56 feet to an iron pin old; thence South 73 degrees 27 minutes 01 seconds West 197.68 feet to an iron pin old; thence South 87 degrees 17 minutes 48 seconds West 376.97 feet to a point in the center of Buck Branch, being in the line of Rottaaero; thence with Rottero and the center of Buck Branch for the next 3 calls North 34 degrees 45 minutes 01 seconds West 160.75 feet to a point; thence North 23 degrees 15 minutes 01 seconds West 150.00 feet to a point; thence 6 degrees 00 minutes 01 seconds West 213.39 feet to a point; being a corner to the Haney 20031219-180966; thence with Haney and Perry South 67 degrees 08 minutes 22 seconds East 793.68 feet to an iron pin old; thence North 04 degrees 30 minutes 01 seconds West 359.92 feet to an iron pin old; thence with Perry and Blankenship North 7 degrees 29 minutes 59 seconds East 189.91 feet to the point of beginning, more or less.

Being the same property conveyed to Charles A. Newman and wife, Mary Ann Newman and John J. Newman and wife, Angie Newman by Warranty deed from Herschel E. Sharpe and wife, Cornelie Mai Sharpe of record in Book 3105, page 275, Register's Office for Davidson County, Tennessee, dated August 18, 1960 and recorded on April 28, 1963.
The said John J. Newman having since died March 13, 1970 leaving Angie Newman as his surviving tenant by the entirety.
The said Angie Newman having since died on January 11, 1984 leaving Charles A. Newman, Marshall Newman, J.B. Newman and Grace R. Wilcox as her Heirs-at-Law as noted in Affidavit of Heirship of record in Instrument No. 20200318-0029855, Register's Office for Davidson County, Tennessee.
**Angie Newman is one in the same as Nannie Angieline Newman.

Being a portion of the same property conveyed to Charles A. Newman and wife, Mary Ann Newman by Warranty deed from Marshall Newman and wife, Myrtle Newman of record in Book 6841, page 336, Register's Office for Davidson County, Tennessee, dated February 27, 1986 and recorded on April 29, 1986.

Being a portion of the same property conveyed to Charles A. Newman and wife, Mary Ann Newman by Warranty deed from Grace R. Wilcox, unmarried of record in Book 6841, page 340, Register's Office for Davidson County, Tennessee, dated March 05, 1986 and recorded on April 29, 1986.

The said J.B. Newman having since died intestate on June 18, 1985 leaving Ronald Newman, Donald Newman, Richard Newman and John Wayne Newman as his Heirs at Law as noted in Affidavit of Heirship of record in Instrument No. 20200318-0029851, and in Instrument No. 20200318-0029856 Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Charles A. Newman and wife, Mary Ann Newman by Warranty deed from Ronald Newman, Donald Newman, Richard Newman and Richard Newman as conservator for John Wayne Newman of record in Book 6841, page 344, Register's Office for Davidson County, Tennessee, dated March 31, 1986 and recorded on April 29, 1986.
Note: No Court order was located authorizing Richard Newman to convey the interest as Conservator for John Wayne Newman.

Being a portion of the same property conveyed to Susan N. Perry, James R. Newman, Jeffrey G. Newman by Quitclaim deed from Mary Ann Newman of record in Instrument No. 20050214-0016546 Register's Office for Davidson County, Tennessee, dated February 01, 2005 and recorded on February 14, 2005.
The said Charles A. Newman having since died on August 23, 1988, leaving Mary Ann Newman as his surviving tenant by the entirety.

Being a portion of the same property conveyed to Michael P. Davis, Trustee by Quitclaim deed from Susan N. Perry, James R. Newman, Jeffrey G. Newman, Bobbie Jean Richardson, Mary Ann Newman, the the said Michael P. Davis, Trustee conveys his interest in the subject property to Mary Ann Newman of record in Instrument No. 20080324-0028993 Register's Office for Davidson County, Tennessee, dated March 11, 2008 and recorded on March 24, 2008.

Being the same property conveyed to Susan N. Perry by Quitclaim deed from Mary Ann Newman of record in Instrument No. 20170215-0015813 Register's Office for Davidson County, Tennessee, dated February 09, 2017 and recorded on February 15, 2017.

Being the same property conveyed to Susan N. Perry by Quitclaim deed from John Wayne Newman of record in Instrument No. 20200318-0029850 Register's Office for Davidson County, Tennessee, dated March 17, 2020 and recorded on March 18, 2020.

**Said property is not the principal residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 66, Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Ingress and Egress Easement of record in Instrument Number 20080324-0028993 and Instrument No. 20170215-0015813, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress and Egress and Public Utilities as mentioned in Instrument Number 20170215-0015813 Register's Office for Davidson County, Tennessee.
- Subject to all rights-of-way. easements, restrictions or other matters shown in accordance with a survey prepared by Steven Michael Holland, Tennessee, Registered Land Surveyor, License Number 2337, dated 12-5-2007 and shown as drawing number 071105 not filed of record in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Bernard Road, Joelton, Tennessee 37080**.

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 20th DAY OF MARCH, 2020.

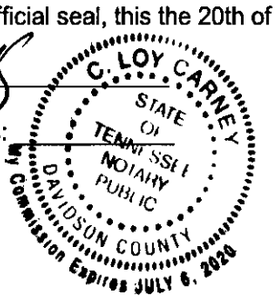
Susan N. Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN N. PERRY, 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 20th of March, 2020.

Notary Public
My Commission Expires:
(SEAL)



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