Karen Johnson Davidson County
Batch# 734104 DEEDWARR
10/12/2021 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,360.12
20211012-0137007

WARRANTY DEED

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

G-P-21-6101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.17.24
(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)
Blaise Hooper and Jana Baker	Same As Owner	
(NAME) **6101 Bradford Hills Drive**	(NAME)	**172-12-0B-049.00-CO**
(ADDRESS) **Nashville, TN 37211**	(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, **ROSALIND T. CRINEAN, A MARRIED WOMAN AND BARBARA ANNE AUSTIN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLAISE HOOPER AND JANA BAKER, 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 in Davidson County, Tennessee, being Lot No. 300 on the Plan of "Resubdivision of Lot 300, Section 5 and Lot 502, Section 7, Bradford Hills" of record in Plat Book 7900, Pages 287 and 288 and revised in Plat Book 6050, Page 493, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rosalind T. Crinean, a 55% Undivided Interest and Barbara Anne Austin, a 45% Undivided Interest, as Tenants in Common by Warranty deed from Jeremy Miller and Jennifer Miller, husband and wife of record in Instrument No. 20180622-0060617 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 22, 2018.

The above referenced property was investment property for Rosalind T. Crinean and has never been the pricipal marital residence.

This conveyance is subject to:
- Taxes for the year 2021, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 493 and revised in Plat Book 7900, Pages 287 and 288, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary of record in Book 7900, page 6, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, page 170, Book 8267, page 616, Book 8267, page 618, Book 8372, page 901, Book 8374, page 691 and Book 8522, page 853, Register's Office for Davidson County, Tennessee.
- Charter in Book 8071, page 520, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 8071, page 531, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas in Book 8154, page 304, Book 9779, page 672, Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance in Book 8377, page 769 and Book 8377, page 808, Book 8614, page 870 and Book 8614, page 954, 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: **6101 Bradford Hills Drive, Nashville, Tennessee 37211**.

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 8th DAY OF OCTOBER, 2021.

ROSALIND T. CRINEAN by Barbara Anne Austin, Attorney in Fact
Rosalind T. Crinean by Barbara Anne Austin,
Attorney in Fact

Barbara Anne Austin
Barbara Anne Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Anne Austin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROSALIND T. CRINEAN, and who acknowledged she executed the same as the free act and deed of the said ROSALIND T. CRINEAN.

Witness my hand and official seal, this the 8th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

TRUE COPY CERTIFICATION

I, Elizabeth Leonberger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 8, 2021.

Signature
Date: October 8, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 8th day of October, 2021 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD