PREPARED BY: (RETURN
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 946445 DEEDWARR
12/01/2022 10:08:55 AM 2 pgs
Fees: $13.00 Taxes: $1,964.70

20221201-0125779

File #22-PA-1021-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $531,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/2026
(AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
William Story Cooper	**New Owner**	
(NAME)	(NAME)	**083 08 0 195.00**
1021 Mitchell Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **ELI HOOTEN AND WIFE, JESSICA MOORE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM STORY COOPER, A SINGLE MAN** 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. 78 on the Plan of Rosewood Heights, Section III, of record in Book 2133, Page 61, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 69.0 feet on the East side of Mitchell Road and runs back between lines, 282.5 feet on the North line and 300.0 feet on the South line, to a dead line in the rear, which is a broken line, measuring 114.7 feet thereon.

Being the same property conveyed to Eli Hooten and Jessica Moore, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Tyler F. Stevenson and wife, Natalie L. Wigg, of record in Instrument No. 20110726-0057212, in the Register's Office of Davidson County, Tennessee, dated July 22, 2011, and recorded on July 26, 2011.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rosewood Heights, Section III, as recorded in Book 2133, Page 61.

*Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2156, Page 140.

*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1021 Mitchell Road, Nashville, TN 37206**.

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 30th day of November, 2022.

Eli Hooten By C. Loy Carney Attorney In Fact
Eli Hooten by C. Loy Carney, his Attorney-In-Fact

Jessica Moore By C. Loy Carney Attorney In Fact
Jessica Moore by C. Loy Carney, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared C. Loy Carney, 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 Eli Hooten, and acknowledged that he executed the same as the free act and deed of the said Eli Hooten.

Witness my hand, at office, this 30th day of November, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared C. Loy Carney, 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 Jessica Moore, and acknowledged that he executed the same as the free act and deed of the said Jessica Moore.

Witness my hand, at office, this 30th day of November, 2022.

Notary Signature
My commission expires 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204