WARRANTY DEED

BOOK 11283 PAGE 455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Anna Camille Rohrer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 1998.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Camille Rohrer	**Southeastern Mortgage of Tennessee, Inc.**	**61-15-75**
(NAME) **1213 Ardee Avenue**	(NAME) **115 29th Ave. South**	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Francis D. Hopwood and wife Nancy D. Hopwood**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Camille Rohrer, married**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 32 on the Plan of Resubdivision of Sunnymeade Block "C" of record in Plat Book 974, Page 56 & 57, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Francis D. Hopwood and wife Nancy D. Hopwood by deed of record in Book 6217, Page 889, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **1213 Ardee Avenue, Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

0533088
IDENTIF. ↑ REFERENCE

99 JAN -5 PM 1:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **28th day of December, 1998**.

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Francis D. Hopwood

Francis D. Hopwood

Nancy D. Hopwood

Nancy D. Hopwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Francis D. Hopwood and wife Nancy D. Hopwood the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12/28/98.

ELIZABETH E. TRULETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Elizabeth E. Truluett

Notary Public

Commission expires: 5/26/2002

8867 01/05 0101 03CHECK 295.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11283 PAGE 457

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT 77000.00
CON TX 284.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 295.90
CHECK 295.90

01/05/99 01 13:56 0001 8867

0533088
IDENTIF. # REFERENCE

99 JAN -5 PM 1:59
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408255