WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Jessica Welt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rene Ayala Arriola	New Owner	133-11-177
(NAME)	(NAME)	
3841 Valley Ridge Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37211	,	
(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, Judy Carol Hopkins, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rene Ayala Arriola, and wife, and Berfallia Barahona, 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. 224 on the Plan of Valley View Meadows Section 2 of record in Plat Book 3600, Page 60, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Judy Carol Hopkins, married, by Quitclaim Deed of record in Book 11004, Page 523, Register's Office for Davidson County, Tennessee.

Cora Lee Williams holds a Life Estate in said property and joins in this conveyance.

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

William Clay Hopkins joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

unimproved ☐
This is improved ☒ property, known as 3841 Valley Ridge Dr., Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 10/08/03 10:42 2pgs
Fees:13.00 Taxes:458.80
20031008-0149274

Witness my/our hand(s) this 30th day of September, 2003.

William Clay Hopkins
William Clay Hopkins

Judy Carol Hopkins
Judy Carol Hopkins

Cora Lee Williams
Cora Lee Williams,
By Judy Carol Hopkins
Her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of September, 2003, before me personally appeared Judy Carol Hopkins, the person who executed the foregoing instrument on behalf of Cora Lee Williams and who acknowledged that she executed the same as the free act and deed of the said Cora Lee Williams, through Power of Attorney granted her by the said Cora Lee Williams.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2003.

Commission expires: May 28, 2006

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

Notary Public

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 Judy Carol Hopkins and William Clay Hopkins 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2003.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006