WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/03 09:50 2pgs
Fees:13.00 Taxes:678.95

20031106-0162949

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 8-22-07

(AFFIX SEAL)

HENRY R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
ALLISON TITLE COMPANY, 116 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Thomison	America's Wholesale Lender	183-05-0-A/210.00CO
(NAME)	(NAME)	
1045 Colo Trail	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, **Mark Hopkins, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Thomison, an unmarried person**, 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. 518, on the Plan of OCTOBER WOODS, PHASE 5, SECTION 8, a Planned Unit Development, of record in Instrument No. 199912140303097 and 199912140303098, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Mark Hopkins by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated July 30, 2003 and filed for record in Instrument Number 20030821-0121749, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Restrictive Covenants of record in Instrument Number 19991206300152, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1045 Colo Trail, Antioch, TN 37013

(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.

Witness my hand this 3rd day of November, 2003.

Mark Hopkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On November 3, 2003 , before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark Hopkins to me known ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of November, 2003.

Commission expires: 9-22-07

Notary Public

HENRY R. ALLISON III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN