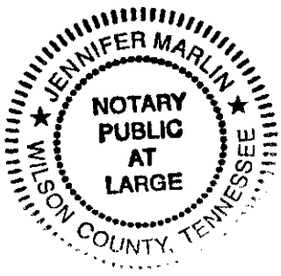
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 6.4.06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/02/04 15:47 2pgs
Fees:13.00 Taxes:270.10

20040902-0106624

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy N. Hopkins	Professional Mortgage Group, Inc.	Map 86
(NAME) 611 Rockwood Drive	(NAME) 222 Rober Rose Drive	Group 11-0-B
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro Tennessee 37128	Parcel 7
(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, **Pepper Black, unmarried** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy N. Hopkins, unmarried** , 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:

BEING Unit #2, Building No. 5, in Raintree Village (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, and as shown on the Plat of Revised Hermitage Woods Condominium Apartments, Phase II, and II-A, of record in Book 4860, page 62, 63 & 64, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
Garage No. 5-2-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Pepper Black, unmarried by deed from Willie Lee Hyde and wife, Mary Louise Hyde of record in Instrument No. 20010517-0051352, filed for record 5/17/01, Register's Office for said County.

Anchor Easement as shown of record in Deed Book 5578, Page 752 Register's Office for said County.

Restrictive Covenants of record in Deed Book 4753, Page 258, Register's Office of said County.

Subject to the Master Deed establishing a "Horizontal Property Regime," of record in Book 4753, page 140, Book 5172, Page 77, Book 5165, Page 781, and Book 4980, Page 378, Register's Office for said County.

Plat sets out By-Laws as shown of record in Deed Book 10382, Page 596, Book 10382, Page 153, Book 5122, Page 878, and Book 6299, Page 970, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 5088, Page 854, Register's Office for said County.

Plat sets out said property is subject to HOA.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 611 Rockwood Drive, Hermitage, TN 37076

(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/our hand(s) this 27th day of August, 2004.

Pepper Black

STATE of Tennessee
COUNTY of Wilson

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

Witness my hand and Official seal this 8/27/2004

My Commission Expires: 6.4.06

Notary Public

JENNIFER MARLIN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

File Number2408383
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Continuation of Legal:
Mary Louise Hyde of record in Instrument Number 20010517-0051352m filed for record May 17, 2001, Register's Office for said County.