Lender's Title & Escrow, LLC
810 Crescent Centre Drive, Suite 250
Franklin, Tennessee 37067
(615) 778-9255 - Fax: (615) 778-9015

WARRANTY DEED

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2005

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title and Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip E. Hopkins	Phillip E. Hopkins	155-16-0A-076.00CO
(NAME)	(NAME)	
228 Trace Park Court West	228 Trace Park Ct. West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, Peggy E. Enochs, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Phillip E. Hopkins and Rosalind M. Hopkins, 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 Lot No. 115 on the plan of Traceside, Section Two, as of record in Plat Book 7900, page 980, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard J. Enochs, now deceased, and wife Peggy E. Enochs by Deed from 2728 Holding Corporation f/k/a Centex Real Estate dated December 23, 1996 dated December 23, 1996 and filed for record in Book 10298, page 578, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 7900, page 980, Register's Office for Davidson County, Tennessee.

b) Restrictions as of record in Book 9236, page 504 and amended in book 9435, page 493 and amended inBook 9677, page 675, said Register's Office.

c) Charter as of record in Book 9668, page 894, said Register's Office.

d) By-Laws as of record in Book 9668, page 899, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 228 Trace Park Ct. West, Nashville, TN 37221

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 01/10/05 12:22 2 pgs
Fees:13.00 Taxes:1095.20
20050110-0003503

Witness my hand this 4th day of January, 2005.

X Peggy E Enochs
Peggy E. Enochs

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Peggy E. Enochs, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 4th day of January, 2005.

Commission expires: 1-16-08

Susan B. Mott
Notary Public

