Davidson County DEEDWARR
Recvd: 08/01/05 10:55 2 pgs
Fees:13.00 Taxes:832.50
20050801-0089482

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Curtis L. Hopper	New Owner	Map 075
1105 Shadow Lane		Group 09-0
Mt. Juliet, TN 37122		Parcel 248.00

FOR AND IN 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 Jo Cobb, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Curtis L. Hopper and Jeffrey A. Rowlett, both 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:

BEING Lot No. 1151, resubdivision of Lot 1151, on the Plan of Hermitage Hills, Section 9, of record in Book 4470, Page 13, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Peggy Jo Cobb and Harold L. Cobb by Quitclaim Deed from Terrence Lee Cobb and wife, Patsy Locke Cobb, Harold Thomas Cobb, a single person, David Thomas Cobb, a single person and David Thomas Cobb, Trustee for Laura Lisa Cobb, of record in Instrument 20050706-0077186, dated June 28, 2005, Register's Office for said County. See also Quitclaim Deed of record in Instrument 20050608-0065715 and deed of record in Book 10734, Page 848; Book 10287, Page 491 and Book 4864, Page 665, Register's Office for said County. The said Harold L. Cobb is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 3864, Page 441, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4470, Page 13, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4028 Plantation Drive, Hermitage, TN 37076

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 29th day of July, 2005.

Peggy Jo Cobb

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 Peggy Jo Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2005.

My Commission Expires: 01/24/09

Notary Public

