BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Kevin A. Hopkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: _____.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Kevin A. Hopkins	Kevin A. Hopkins	141-06-0 D
3027 Harpeth Springs Drive	300 Hollybrook Crescent	GROUP
Nashville, Tennessee 37221	Nashville, TN 37221	PARCEL 014.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** One Hundred Twenty Eight Thousand Dollars and Zero Cents ($128,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jennifer Scheiderer, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kevin A. Hopkins and wife, Lynn 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 Unit No. 14 on the Plan of Riverbridge Community, a Planned Unit Development, of record as Instrument No. 20030213-0019999 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jennifer Scheiderer, an unmarried woman, by deed dated September 29, 2003, from Beazer Homes Corp., dba Phillips Builders, a Tennessee corporation, of record as Instrument No. 20031009-0149752 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 3027 Harpeth Springs Drive, Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 09/07/05 08:24 2 pgs
Fees:13.00 Taxes:473.60

20050907-0106955

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 6th day of September, 2005.

Jennifer Scheiderer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jennifer Scheiderer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of September, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee