WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/06 15:29 2 pgs
Fees:13.00 Taxes:888.00
20060202-0013322

SONDRA KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Agee, Jr.	Same	63-175
(NAME)	(NAME)	
649 Hidden Acres Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37155		
(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, James F. Hopkins and wife, Rebecca Bates Hopkins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Agee, Jr., 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Neeley's Bend Acres, Resub of Reserve Parcel "B", Section I, of record in Book 4885, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 135 feet on the northerly side of Hidden Acres Drive and runs back 329.09 feet on the easterly line and 328.80 feet on the westerly line to a dead line, measuring 118.50 feet thereon.

NOTE: The subdivision name is misspelled in the prior Deed.

Being the same property conveyed to James F. Hopkins and wife, Rebecca Bates Hopkins by Warranty Deed dated March 18, 1985, from John R., Reynolds, Trustee, of record in Book 6523, Page 798, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James F. Hopkins and Rebecca Bates Hopkins by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 20060202, Page 0013321, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 649 Hidden Acres Drive, Madison, TN 37115

(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 our hands this 30th day of January, 2006.

James F. Hopkins by [signature]
James F. Hopkins
By Terry DeSelms, Attorney-in-Fact

Rebecca Bates Hopkins by [signature]
Rebecca Bates Hopkins
By Terry DeSelms, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of January, 2006 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of James F. Hopkins and Rebecca Bates Hopkins, and acknowledged that he executed the same as the free act and deed of the said James F. Hopkins and Rebecca Bates Hopkins, through Power of Attorney granted Terry DeSelms by the said James F. Hopkins and Rebecca Bates Hopkins.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 2006.

Commission expires: 11/14/09

[signature]
Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY