File No. 260701379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 07/21/07

Davidson County DEEDWARR
Recvd: 08/14/06 10:42 3 pgs
Fees:18.00 Taxes:1480.00
20060814-0099694

WILLIAM D. CASTLEMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Knowlton, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Joel Hopkins	New Owner	030-00-0-063.00
(NAME)	(NAME)	
5048 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marjorie Burton Sams, and Husband Paul B. Sams**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Joel Hopkins and wife, Sariah Hopkins**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached EXHIBIT A for legal description

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 5048 Whites Creek Pike, Whites Creek, TN 37189
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 4th day of August, 2006.

Marjorie Burton Sams
Marjorie Burton Sams

Paul B. Sams
Paul B. Sams

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 MARJORIE BURTON SAMS and husband PAUL B. SAMS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that THEY executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 4 day of August 2006.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

File Number: 260701379

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

EXHIBIT A

Situated in the 14th Civil District of Davidson County, Tennessee, and beginning at a point in the center of the White Creek Turnpike; thence with the South margin of a 16 foot roadway South 75½ degrees West 20.2 poles to a stake; thence South 80 ½ degrees West 63.38 poles to stake, thence North 7½ degrees West 6.64 poles to a stake; thence South 86 degrees West 31.2 poles to a stake; the northeast corner of a tract of land conveyed by W.L. Semore & wife to Etta K. Haslam by deed recorded in Book No. 454, page 458, of the Registers Office for Davidson County. Tennessee; thence leaving the said roadway and running with the East boundary of said tract of land conveyed to Mrs. Haslam. South 4 degrees East 58 poles to a stake and pointers on the top of the land herein conveyed and a tract of land formerly owned by A. W. Procter; thence with the meander of said ridge South 86½ degree East 10.48 poles; South 60½ degrees, East 22.48 poles; Southwest 34 poles to a gum; thence North 2 degree West 22.8 poles South 77 degrees East 34 pole to a gum, thence North 2 degree west 22.8 pole to a beach thence South 87 degree East 12.4 poles to a walnut; thence with line established by W. L. Semore and R. F. Fields by warranty North 50½ degrees east 53 poles to a center of the said Turnpike and thence with the same North 50 degrees west 17.52 poles; North 27 degrees West 4 poles; North 7.2 poles to the beginning and containing 48.63 acres more or less.

Included in the above description but expressly excluded therefrom is the following described tract conveyed to Freddie L. Fox and wife, Teresa S. Fox by deed from Marjorie Buton Sams and husband, Paul Sams, of record in Book 5268, Page 510, Register's Office for Davidson County, Tennessee:

Beginning at a spike in the centerline of Seymour Hollow Road, said spike being 2127.1 feet from the intersection of the centerline of Seymour Hollow Road with the centerline of Whites Creek Pike; thence leaving Seymour Hollow Road and following a fence South 0° 29' 2" east 262.73 feet o an iron pin at a fence corner, thence following the fence south 87° 15' 19" west 510.41 feet to an iron pin in a fence corner; thence following the fence, north 0° 16' 6' east 307.53 feet to a spike in the centerline of Seymour Hollow Road, thence with the centerline of Said Road, south 89° 13' 27" east 465.27 feet to a spike, thence south 71° 20' 7" east 43.2 feet to the point of beginning containing 3.38 acres, more or less. *9|23|1959

Being the same property conveyed to Marjorie Burton Sams, and Husband Paul B. Sams by deed dated * ~~03/17/1978~~ from Jesse F. Burton of record in Deed Book 2991, page 250, Register's Office for said County. The said Jesse F. Burton having retained a life estate therein, but having since died January 6, 1968 in Davidson County, Tennessee.