File No. 70005

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/07 13:52 2 pgs
Fees:13.00 Taxes:1387.50
20070129-0011729

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2008

STATE OF TENESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria Suzanne Weaver	Regions Bank d/b/a Amsouth Bank	025 00 0 171.00
(NAME)	(NAME)	
430 Rosehill Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Birmingham, AL 35244	
(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, Marvin Keith Hopper and wife, Cynthia D. Hopper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victoria Suzanne Weaver and Robert Weaver, wife and husband, 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 the Eleventh Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated June 14, 1988, and revised August 9, 1988, and known as Job No. 880137, more particularly described as follows:

Tract No. 3 of the Hall/Hinkle property:

Beginning at a concrete monument, said point of beginning being the Northwesternmost terminus of Highland Heights Drive and also being the Easternmost corner of the herein described tract; thence with Highland Heights Drive as recorded in Highland Heights Acres of record in Book 3700, page 97, R.O.D.C., TN, S 42° 45' 01" W 49.93' to a concrete monument; thence continuing with said Highland Heights Acres S 36° 30' 18" W 161.21' to a concrete monument; thence leaving said Highland Heights Acres and with the line of the Naomi W. Mitchell property of record in Book 4811, page 139, S 38° 05' 47" W 100.07' to an iron pin; thence leaving Mitchell's line N 50° 19' 35" W 269.21' to an iron pin; thence N 11° 39' 50" E 961.20' to an iron pin; thence S 13° 14' 55" E 891.97' to the point of beginning, containing 5.10 acres, more or less.

Together with an ingress and egress easement more particularly described in Book 9249, page 640, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Marvin Keith Hopper and wife, Cynthia D. Hopper by deed from Carol H. Hinkle (being the same as Virginia Carol Hall Hinkle), dated September 1, 1988 and recorded on September 2, 1988 in Book 7643, page 389, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Subject to restrictions of record in Book 7643, page 389, said Register's Office.

Subject to easements of record in Book 9249, page 640, Book 9330, page 976, Book 7643, page 389, Book 4956, page 185, Book 6082, page 41 and Book 5847, page 936, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 430 Rosehill Drive, Goodlettsville, TN 37072

(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.

File No. 70005
Witness our hands this 26th day of January, 2007.

Marvin Keith Hopper

Cynthia D. Hopper

STATE OF TENESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvin Keith Hopper and wife, Cynthia D. Hopper, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of January, 2007.

Commission expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July 19 2008

Notary Public