File No. 270101346

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/07 13:04 2 pgs
Fees:13.00 Taxes:728.90
20070305-0026842

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2006.

Notary Public

COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

MARILYN PAIGE PORTER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adria Ellen Crumbaugh	SunTrust Mortgage	Map 132-09-0B Parcel 203.00 CO
(NAME) 211 Brattleboro Place	(NAME) PO Box 57028	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Irvine, CA 92619-7028	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Tina C. Hopkins, an unmarried person,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adria E. Crumbaugh, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER 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 all of Unit No. 203, on the Plan of Brattleboro Place Condominiums, as shown on the exhibit to the Master Deed of record in Book 6313, Page 496, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being the same property conveyed to Tina C. Hopkins, an unmarried person by Warranty Deed dated May 31, 2005 of record in Instrument No. 20050602-0062609, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 property Taxes and every year thereafter a lien; Master Deed of record in Deed Book 6313, page 496; Home Owners Association Charter filed of record in Book 6788, page 626, Book 7866, page 378, and in Book 8349, page 576; Sewer Easement of record in Book 4236, page 226, Book 4236, page 229, Book 4251, page 891, Book 6054, page 546, and in book 6422, page 105; Water Main Easement of record in Book 6422, page 100; Stormwater Detention Agreement of record in Book 6234, page 481; Arbitration Agreement of record in Book 8438, page 206; Subject to any and all matters on plan of record in Plat Book 5200, page 731; all in the Register's Office for Davidson County, Tennessee.

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 211 Brattlesboro Place, Nashville, TN 37204
(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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I amlawfully 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 27th day of February, 2006.

Tina C. Hopkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tina C. Hopkins, 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 at office this 27th day of February 2007.

Commission expires:
6-22-09

Linda V Jones Notary Public

(seal)

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 270101346

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122