Davidson County DEEDWARR
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This document was prepared by:
Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
KEVIN A. HOPKINS ET UX	SAME	141-12-0C
7213 RIVERBEND ROAD		091.00-CO
NASHVILLE, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **KEVIN A. HOPKINS and wife, LYNN HOPKINS,** hereinafter named Grantee, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **PAUL J. SPICER, TRUSTEE of the Paul J. Spicer Revocable Trust dated June 30, 1998 and PAUL J. SPICER, TRUSTEE of the Dorthulia C. Spicer Revocable Trust dated June 30, 1998,** have this day bargained and sold, and do hereby transfer and convey unto the said **KEVIN A. HOPKINS and wife, LYNN HOPKINS,** Grantees herein, their heirs, representatives, successors and assigns, Grantors' entire interest in certain real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 91, on the Plan of RiverBend Estates, as shown on plat of record in Plat Book 6900, page 504 and 505, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Paul J. Spicer, Trustee of the Paul J. Spicer Revocable Trust dated June 30, 1998, as to an undivided 1/2 interest and to Dorthulia C. Spicer, Trustee of the Dorthulia C. Spicer Revocable Trust dated June 30, 1998, as to an undivided 1/2 interest by Deed of Record in Book 11651, page 725 recorded 9/7/1999, Register's Office for Davidson County, Tennessee. The said Dorthulia C. Spicer having died and Paul J. Spicer appointed as Successor Trustee pursuant to the Dorthulia C. Spicer Revocable Trust dated June 30, 1998.

This is improved property known as 7213 Riverbend Road, Nashville, TN 37221.

This conveyance is subject to all zoning ordinances and setback lines that may affect the property.

This conveyance is made subject to (1) 2007 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee; (2) Restrictions, covenants, conditions, reservations, easements and limitations on title of record in Book 7112, page 481 amended in Book 7308, page 805 and Book 7308, page 808, Book 7336, page 15 and Book 7549, page 893, and in any allied instruments referred to in said restrictions; (3) By-Laws of record in Book 7347, page 643 and Charter of record in Book 7347, page 636 amended in Book 8179, page 869 of the River Bend Homeowners Association; (4) QuitClaim Deed for common areas to River Bend Homeowner's Association of record in Book 9462, page 679; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 504 and 505, and Surveyors Correction of record in Book 7465, page 833 said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs, representatives, successors and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

I further covenant and bind myself, my successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs, representatives, successors and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 26 day of September, 2007.

Paul J. Spicer Trustee
PAUL J. SPICER, TRUSTEE
of the Paul J. Spicer Revocable Trust

Paul J. Spicer Trustee
PAUL J. SPICER, TRUSTEE
of the Dorthulia C. Spicer Revocable Trust

STATE OF ~~TENNESSEE~~ TENNESSEE)
COUNTY OF ~~DAVIDSON~~ DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $200,000.00. Subscribed and sworn to before me, this the 26th day of SEPTEMBER, 2007.

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Kevin A Hyde
AFFIANT

Ronald H Bice Jr
NOTARY PUBLIC

My commission expires: 11-14-09

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ marion)

Personally appeared before me, Judith K. Harris, a Notary Public in and for said County and State, PAUL J. SPICER, with whom I am personally acquainted, and who, upon oath, acknowledged himself to the Trustee of the Paul J. Spicer Revocable Trust dated June 30, 1998 and Trustee of the Dorthulia C. Spicer Revocable Trust dated June 30, 1998, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as Trustee.

Witness my hand and official seal at ~~Nashville~~ Ocala, ~~Tennessee~~ Florida, this 26th day of September, 2007.

Judith K. Harris
NOTARY PUBLIC

My commissions expires:

JUDITH K. HARRIS Comm# DD0515031 Expires 11/19/2010 Florida Notary Assn., Inc