This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

Return to:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 370-4443

Davidson County DEEDWARR
Recvd: 02/13/08 08:48 2 pgs
Fees:13.00 Taxes:370.00
20080213-0014332

File No.: **07-1794A**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **James A. Ridley and Beverly Ridley, husband and wife, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Brian E. Hoppes and Rachel W. Hoppes, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

PROPERTY LOCATION: 909 LISCHEY AVENUE, NASHVILLE TN 37206

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5, ON THE PLAN OF WILLS, SHARPE AND CRUTCHER'S ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 82, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES A RIDLEY AND WIFE, BEVERLY RIDLEY, BY DEED FROM MARGARET W HIGHT, A WIDOW, DATED SEPTEMBER 4TH, 1991, AND RECORDED IN RECORD BOOK 8441, PAGE 605, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made 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.

Parcel ID # **082-030-473.00**
☒ Improved OR
☐ Unimproved property located at: **909 Lischey Avenue, Goodlettsville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **8th** day of **February, 2008.**

James A. Ridley

Beverly Ridley

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James A. Ridley and Beverly Ridley** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **8th** day of **February, 2008.**

Notary Public

My Commission Expires:

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires OCT 2, 201

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$100,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **8th** day of **February, 2008.**

Notary Public

My Commission Expires: _____

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires OCT 2, 2010

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Owner's Name: **Brian E. Hoppes and Rachel W. Hoppes**
and Address: **909 Lischey Avenue, Goodlettsville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Franklin American Mortgage Company
501 Corporte Centre Dr. #400,
Franklin, TN 37067