Davidson County DEEDWARR
Recvd: 03/06/08 14:53 2 pgs
Fees:13.00 Taxes:351.50

20080306-0022820

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February,

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

ADAM LANE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

B-HM-08-611

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Charles Hansen	Franklin American Mortgage Company	
611 Rockwood Drive	(NAME) 501 Corporate Centre Drive, Suite 400	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin, TN 37067	86-11-B-7 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY N. HOPKINS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY CHARLES HANSEN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING UNIT 2, BUILDING NO. 5, HERMITAGE WOODS II (RAINTREE VILLAGE) CREATED UNDER CHAPTER 27, TITLE 64, OF THE TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 4753, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS SHOWN ON THE PLAT OF REVISED HERMITAGE WOODS CONDOMINIUM APARTMENTS, PHASE II, AND II-A, OF RECORD IN BOOK 4860, PAGE 62, 63 AND 64, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. GARAGE NO. 5-2-G IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE OCCUPANT OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY N. HOPKINS, UNMARRIED BY WARRANTY DEED FROM PEPPER BLACK, UNMARRIED, RECORDED ON THE 2ND DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040902-0106624, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PHASE 2 AND 2A, HERMITAGE WOODS CONDOMINIUM APARTMENTS, REVISED, AS RECORDED IN PLAT BOOK 4860, PAGE(S) 62, 63 AND 64; TERMS AND PROVISIONS OF BY-LAWS OF HERMITAGE WOODS, PHASE II (RAINTREE VILLAGE) RAINTREE VILLAGE HOMEOWNERS ASSOCIATION, INC. RECORDED IN BOOK 5122, PAGE 878, REVISED IN BOOK 6229, PAGE 970 AND AMENDED IN BOOK 10382, PAGE 596; HOMEOWNER'S ASSOCIATION CHARTERS RECORDED IN BOOK 4753, PAGE 101 AND BOOK 5088, PAGE 854; MASTER DEED OF RECORD IN BOOK 4753, PAGE 140 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 4980, PAGE 378, BOOK 5165, PAGE 781, BOOK 5172, PAGE 77 AND AT INSTRUMENT NOS. 20040428-0047940 AND 20040826-0103606; EASEMENT FOR SANITARY SEWER, RECORDED IN BOOK 5193, PAGE 821 AND BOOK 9418, PAGE 950; ANCHOR EASEMENT RECORDED IN BOOK 5578, PAGE 752, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 611 Rockwood Drive, Hermitage, Tennessee 37076
(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 hand(s) this 28th day of February, 2008.

Timothy N. Hopkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy N. Hopkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903