WARRANTY DEED

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Troy Verges	**Thomas Troy Verges**	**117-7-121**
(NAME)	(NAME)	
3000 Belmont Blvd	SAME	
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(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, **Stokes Hopkins, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Troy Verges**, 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 Davidson County, Tennessee, being Lot No. 1, on the Plan of First Revision of Lots 145 & 146, Noel's Subdivision of Watkins Grove, of record in Instrument No. 20020311-0030140, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Stokes Hopkins, LLC, a Tennessee Limited Liability Company by deed dated July 24, 2007 from William Pope Englert and Margaret O. Russell, Co-Administrators of the Estate of Phillip O. Englert of record in instrument No. 20070730-0089802, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1725 Stokes Lane, Nashville, TN 37215**

(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.

Witness my hand this 2nd day of March, 2009.

Stokes Hopkins, LLC

By: Thomas W. Cook, III

John C. Hayes, III

Davidson County DEEDWARR
Recvd: 03/03/09 14:40 2 pgs
Fees:13.00 Taxes:2081.25

20090303-0018853

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State of County aforesaid, Thomas W. Cook, III and John C. Hayes, III with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged ~~himself/herself~~/themselves to be the Managing Members of Stokes Hopkins, LLC, a Tennessee limited liability company, and that ~~he/she~~/they as such managing members, executed the foregoing instrument for the purpose contained, by signing the name of Stokes Hopkins, LLC, a Tennessee limited liability company by ~~himself/herself~~/themselves as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 2ND DAY OF MARCH, 2009.

Commission expires: 3-21-09

Notary Public

LAURA B. RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY