Book 36
24174

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,100.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF September, 2009

Notary Public

MY COMMISSION EXPIRES: 5-22-2010

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE June E. Rowell My Commission Expires May 22, 2010 STATE OF TENNESSEE

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRE-09-2925

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
Virginia Deckbar	Virginia Deckbar	
2906 Oakland Ave.	(NAME) 2906 Oakland Ave.	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	118-11-5.00
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOROTHY MARISSA HOPKINS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VIRGINIA DECKBAR, A MARRIED WOMAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF BERRY HILL SUBDIVISION, AS OF RECORD IN BOOK 3300, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 22 FRONTS 67 FEET ON THE WESTERLY SIDE OF BERRY HILL DRIVE AND EXTENDS BACK 264.3 FEET ON THE NORTH LINE AND 275.5 FEET ON THE SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF THE L & N RAILROAD, ON WHICH IT MEASURE 89.4 FEET.

BEING THE SAME PROPERTY CONVEYED BY EXECUTOR'S DEED FROM CHRISTOPHER G. HOPKINS, JR. AND DOROTHY MARISSA HOPKINS, CO-EXECUTORS OF THE ESTATE OF DOROTHY WILLETT HOPKINS TO DOROTHY MARISSA HOPKINS AS RECORDED ON THE 13TH DAY OF APRIL, 2009 IN INSTRUMENT NO. 20090413-0033189; WARRANTY DEED FROM GEORGE EWING MORRIS AND WIFE, BARBARA MORRIS TO CHRISTOPHER G. HOPKINS AND WIFE, DOROTHY W. HOPKINS AS RECORDED ON THE 6TH DAY OF AUGUST, 1968 IN BOOK 4257, PAGE 238 AND PROBATE - DOCKET #06P428, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 3300, PAGE 20; AND BOOK 3282, PAGE 204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2925 Berry Hill Drive, Nashville, Tennessee 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(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 22nd day of September, 2009.

Dorothy Marissa Hopkins

BILL GARRETT, Davidson County
Trans: T20090065019 DEEDWARR
Recvd: 09/23/09 14:08 2 pgs
Fees: 13.00 Taxes: 573.87

20090923-0088593

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Marissa 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 22nd day of September, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)



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