WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110012307 DEEDWARR
Recvd: 03/01/11 13:20 2 pgs
Fees:13.00 Taxes:342.25
20110301-0016423

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2011

Notary Public:

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
June Dean	NEW OWNER	Parcel ID:
176 Nashboro Green		135110C06900CO
Nashville, TN 37217		

FOR AND IN 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

Sandra L. Hopkins, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

June Dean and Brian P. Lorence

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:

BEING Unit No. 226, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village - Tract 18, Phase Two, of record in Instrument 20010423-0039877, amending Plat Book 9700, Page 968, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sandra L. Hopkins by deed from Greenvale Construction, LLC, of record in Instrument 20050114-0005320, dated December 30, 2004, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 11703, Page 520 and amended in Instrument 20000316-0027171; Instrument 20010322-0027768; Instrument 20010322-0027767; Book 4827, Page 14 as supplemented by instrument recorded in Book 5469, Page 840 and Book 7751, Page 907; and Book 11703, Page 581, amended in Instrument 20000627-0063887, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010423-0039877, amending Plat Book 9700, Page 968, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 176 Nashboro Green, Nashville, TN 37217

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 24th day of February, 2011.

Sandra L. Hopkins

Sandra L. Hopkins

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra L. Hopkins, 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 at Bessemer, Alabama, this 24th day of February, 2011.

My Commission Expires: 12-4-2013 Rebecca F. Mojica
Notary Public

