WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2011.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 11-6-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kellie Hopkins	Kellie Hopkins	11811015700
(NAME)	(NAME)	
408 East Iris Drive	689 Legends Crest Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin, TN 37069	
(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, Warren Gregory, Executor for the Estate of Christine Turney Marshall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kellie Hopkins, a single woman, 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 Lot No. 5 of Black "I" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 5 fronts 65 feet on the east side of East Iris Drive and runs back between lines, 139.75 feet on the north line, 139.85 feet on the south line, to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Charles K. Marshall and wife, Christine Turney Marshall by deed from Thomas L. Jordan, Jr. and wife, Christine W. Jordan of record in Book 2016, Page 476, Register's Office for Davidson County, Tennessee. The said Charles K. Marshall having predeceased Christine Turney Marshall. The said Christine Turney Marshall having since died and her estate record in Probate Court Clerk's Office under Probate Number 10P-1269.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 408 East Iris Drive, Nashville, TN 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 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.

BILL GARRETT, Davidson County
Trans:T20110039597 DEEDWARR
Recvd: 07/01/11 11:10 2 pgs
Fees:13.00 Taxes:738.15
20110701-0050572

Witness my hand this 15th day of June, 2011.

Estate of Christine Turney Marshall

By: Warren Gregory, Executor
Warren Gregory, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Warren Gregory with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executor of The Estate of Christine Turney Marshall and that he as such Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of June, 2011.

Commission expires: ~~March 3, 2014~~ 7-29-13

~~Beth Triplett~~ Tahira J. Pyszka
Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013