(1) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20120019141 DEEDWARR
Recvd: 03/16/12 08:36 2 pgs
Fees:13.00 Taxes:962.00
20120316-0022515

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-18-2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hircle D. Hopkins	First Citizens National Bank	172050B00800CO
(NAME)	(NAME)	
5740 Sterling Oaks Drive	200 W. Court Street	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Dyersburg, TN 38024	
(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,

ESTATE OF GENIE M. MCCORD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HIRCLE D. HOPKINS, AND KAMEIL S. HOPKINS, HUSBAND AND WIFE,

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.8, Phase 1, on the Plan of Sterling Oaks, shown on Plat Book 8250, Page 998, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Genie M. McCord by deed from Brian V. Kumia and wife, Ann C. Kumia dated 4/25/2008 and filed of record 4/25/2008 in Instrument No. 20080425-0042600, Register's Office for Davidson County, Tennessee. The said Genie M. McCord having since died Testate. The Last Will and Testament of Genie M. McCord being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-1247.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5740 Sterling Oaks Drive, Brentwood, TN 37027

(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 our hands this 14th day of March, 2012.

Estate of Genie M. McCord
By: Lucy M. Muse
Lucy M. Muse, individually

Estate of Genie M. McCord
By: Lucy C. Muse co-ex
Lucy C. Muse, as co-executor

Estate of Genie M. McCord
By: Fred W. McCord Jr
Fred W. McCord, Jr., individually

Estate of Genie M. McCord
By: Fred W. McCord Jr. co-ex
Fred W. McCord , Jr., as co-executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy C. Muse individually and as co-executor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 14th day of March, 2012

Commission expires: 3/8/15

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Brenda R Lehman
Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred W. McCord, Jr. individually and as co-executor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 14th day of March, 2012

Commission expires: 3/8/15

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Brenda R Lehman
Notary Public