This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, P. O. BOX 467, SMYRNA, TENNESSEE 37167

MAP 90, GROUP 16, PARCEL 161

SEND TAX BILLS TO:
U.S. Bank N.A.
4801 Frederica St.
Owensboro, KY 42301

NAME AND ADDRESS OF NEW OWNERS:
Kyle Bemis & Ashton Smith
528 River Rouge
Nashville, TN 37209

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20120064439 DEEDWARR
Recvd: 08/28/12 14:20 2 pgs
Fees:13.00 Taxes:732.60
20120828-0077620

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged;

I, the undersigned, **NANCY L. HOPPER, TRUSTEE OF THE OLIVIA HOPPER DEBBOLI REVOCABLE LIVING TRUST**, have bargained and sold and do hereby transfer and convey unto **KYLE BEMIS, a single man, AND ASHTON SMITH** , a single woman, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of **Lot No. 667** on the **PLAN OF CHARLOTTE PARK, SECTION ELEVEN,** according to survey and plat of same appearing of record in Plat Book 2900, Page 79, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed by Nancy Hopper to The Olivia Hopper Debboli Revocable Living Trust, by Quitclaim deed appearing of record as Instrument No. 20111004-0076874, in the Register's Office of County, Tennessee.

THIS CONVEYANCE is made subject to any and all matters shown on plat appearing of record in Plat Book 2900, page 79, said Register's Office; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 528 River Rouge, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND I do covenant with the said Grantees herein that a lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein.

The 2012 property taxes are being prorated between the parties hereto, the Grantees assuming payment thereof.

AND, I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of deed.

WITNESS HAND, this 23 day of August, 2012.

Nancy L Hopper, Trustee

Nancy L. Hopper, as Trustee of
The Olivia Hopper Debboli Revocable Living Trust

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, **NANCY L. HOPPER, the TRUSTEE OF THE OLIVIA HOPPER DEBBOLI REVOCABLE LIVING TRUST**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this 24th day of August, 2012

Jane E Rabideau

Notary Public

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN

My commission expires: 10/22/2012

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $198,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 24th day of August , 2012.

Notary Public

Notary Public
Rutherford County

My commission expires: 2/18/13