THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20120074281 DEEDWARR
Recvd: 10/02/12 10:31 2 pgs
Fees:13.00 Taxes:1665.00
20121002-0089608

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Subscribed and sworn to before me as of the 28th day of September, 2012.

Notary Public
My Commission Expires

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
John K & Helen C Hopson 3611 Rainbow Place Nashville, Tennessee 37204	**SAME**	118-14-0-077.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **DEIRDRE KERR and SPOUSE, ANTHONY KERR**, hereinafter referred to as "Grantors," have bargained and sold, and by these presents do transfer and convey unto **JOHN HOPSON, JR. AND HELEN HOPSON, HUSBAND AND WIFE,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the South 73 feet 6 inches front and 61.75 feet rear of Lot No. 27 the North 39 feet front and 31.75 feet rear of Lot No. 28 on the Map of Marengo Park, Section "C" as of record in Book 1130, Page 21, Register's Office for said County, Said parts of said Lots Nos. 27 and 28 adjoin and front together 112.5 feet on the Westerly side of The Rainbow Road and run back between lines 201 feet more or less on the northerly line of part of Lot No. 27 and 208 feet more or less on the Southerly line of part of Lot No. 28 to a dead line in the rear on which they measure 93.5 feet.

Being the same property conveyed to Deirdre Kerr and spouse, Anthony Kerr by Warranty Deed from Elise P. Alexander and Josephine P. McNutt, as Heirs at Law of Virginia P. Bivin, of record at Instrument No. 20030317-0035336, Register's Office for Davidson County, Tennessee, dated March 03, 2003.

This is improved property knows as: 3611 Rainbow Place, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2012 a lien, not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 21, Register's Office for Davidson County, Tennessee.

Grantors further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 28th day of September, 2012.

Deirdre Kerr

Anthony Kerr,
by Deirdre Kerr, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **DEIRDRE KERR** the within named Grantor, 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 in Nashville, Tennessee, this 28th day of September, 2012.

Notary Public

My Commission Expires: 5/19/14

THERESA K. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **DEIRDRE KERR** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Attorney-In-Fact for Anthony Kerr**, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Anthony Kerr, the Grantor herein, by the said Deirdre Kerr, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 28th day of September, 2012.

Notary Public

My Commission Expires: 5/19/14

THERESA K. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY