This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

BILL GARRETT, Davidson County
Trans:T20120078028 DEEDWARR
Recvd: 10/15/12 10:51 3 pgs
Fees:18.00 Taxes:1036.00
20121015-0094103

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John K. Hopson and wife, Helen C. Hopson, f/k/a Helen C. Kennamer,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **James Loveless and wife, Carolyn Loveless** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the map of Yearwood Subdivision, a Part of Noel's Estate of record in Plat Book 1424, page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John K. Hopson, Jr., unmarried and Helen C. Kennamer, unmarried by Deed from Clifford McKee and spouse, Guat-Siew McKee, dated 11/05/2009 and filed for record on 11/10/2009 in Instrument 200911100103865, Register's Office for Davidson County, Tennessee.

John K. Hopson, Jr. and Helen C. Kennamer are now married

Map & Parcel: 11809021400

This property is known as: **968 Draughon Ave., Nashville, TN 37204**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 28th day of September, 2012.

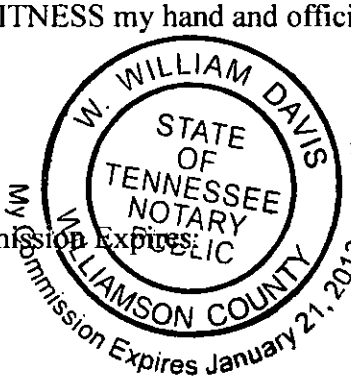
John K. Hopson, Jr., Grantor

Helen C. Hopson, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John K. Hopson, Jr. and Helen C. Hopson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of September, 2012.



NOTARY PUBLIC

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
James & Carolyn Loveless	Magna Bank
968 Draughon Ave.	6525 Quail Hollow Rd #300
Nashville, TN 37204	Memphis TN 38120

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$280,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of September, 2012.

Affiant

Kathryn Cassidy
Type or Print Name

(Seal)

Notary Public

My commission expires:

7-8-14

D. Shayne Adair
Type or Print Name

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY