(1)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120080143 DEEDWARR
Recvd: 10/22/12 15:30 2 pgs
Fees:13.00 Taxes:1084.10
20121022-0096721

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51657
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ryan N. O'Connor **411 St. Francis Avenue** **Nashville, Tennessee 37205**	Same

TAX MAP-PARCEL NUMBERS: 10401036100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$293,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Hopper II and wife, Vickie Young,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Ryan N. O'Connor, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots No. 22 and 23 on the Plan of West End Park Terrace of record in Book 547, page 36, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Thomas L. Hopper, II and Vickie Young, as joint tenants with rights of survivorship, by Warranty Deed from David Baird and spouse, Rachel Guilbeau, dated July 10, 2008 and recorded on July 11, 2008, of record in Doc. No. 20080711-0071450, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 36, said Register's Office; Restrictions of record in Book 644, page 279, said Register's Office; Easement for an eight inch sewer across the rear of subject property as retained in the deed of record in Book 2637, page 569, said Register's Office.

This is improved property, known as: 411 St. Francis Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of October, 2012.

Thomas L. Hopper II

Vickie Young

State of TENNESSEE

County of DAVIDSON

On this 18th day of October, 2012 , before me the undersigned authority, personally appeared **Thomas L. Hopper II and Vickie Young**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $293,000.00

Affiant

Sworn and subscribed before me this the 18th day of October, 2012

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

Notary Public