BILL GARRETT, Davidson County
Trans: T20130000588 DEEDWARR
Recvd: 01/03/13 10:27 2 pgs
Fees: 13.00 Taxes: 457.51
20130103-0000710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 123,650.00

Affiant

Subscribed and sworn to before me, this 28th day of December, 2012.

Notary Public

My commission expires: 06/21/2015

ROBERT S. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GERALD W/ayne HOPPER	Wells Fargo Home Mtg	090-11-0-036
427 BASSWOOD DRIVE	2701 Wells Fargo Way	
NASHVILLE, TN 37209	Minneapolis, MN 55467	

FOR AND IN 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 ACKNOWLEDGE, WE,

PIERRE BENEJEAN AND GERMANIE PROPHETE, MARRIED

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

GERALD W.ayne HOPPER,A SINGLE MAN

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. 435 on the Plan of CHARLOTTE PARK, SECTION SIX, of record in Book 2900, pages 7 and 8, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO BENEJEAN PIERRE, AN UNMARRIED PERSON AND GERMANIE PROPHETE, AN UNMARRIED PERSON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM SAMUEL M BALLESTEROS AND ERIC V HELMERS DATED 09/20/01 AND RECORDED ON 09/24/01 IN INSTRUMENT NO. 20010503-0045616, SAID REGISTER'S OFFICE FOR SAID COUNTY. DEED OF CORRECTION OF RECORD IN INSTRUMENT NO. 20010924-0102811, SAID REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO PIERRE BENEJEAN AND GERMANIE PROPHETE, MARRIED BY QUITCLAIM DEED AS RECORDED ON THE 3rd DAY OF January, 2013, IN INSTRUMENT NO. 20130103000709, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSE.

PIERRE BENEJEAN AND BENEJEAN PIERRE ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 427 BASSWOOD DRIVE, NASHVILLE, TN 37209.

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 in 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 my/our hand(s) this 28th day of December, 2012.

PIERRE BENEJEAN

GERMANIE PROPHETE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, PIERRE BENEJEAN and GERMANIE PROPHETE, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2012.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON