#19342
43466

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2013.

Notary Public
MY COMMISSION EXPIRES: 5-23-16
File No. G13-6478S

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 05/01/13 14:56 3 pgs
Fees:18.00 Taxes:628.63
20130501-0043839

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James C. Wood (NAME)	First Bank (NAME)	53-9-B-183 CO
1005 Pawnee Trail (STREET ADDRESS)	3500 Blue Lake Dr Ste 325 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham AL 35243 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Richard Hopgood and Denise Hopgood,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James C. Wood,** a married 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. 98 on the plan of CUMBERLAND STATION AT WILSON CAMP, SECTION 5, as shown by plat of record as Instrument No. 200601180006553, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Denise Hopgood and Richard Hopgood, wife and husband from Randall Phillips Homes, LLC, by Deed dated October 27, 2006, as Instrument No. 200611010135488, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. **Restrictions as recorded as Instrument No. 10585-496, Instrument No. 200110150112096, Instrument No. 200207220087864, Instrument No. 200209190114055, Instrument No. 200209190114056, Instrument No. 200310300159798, Instrument No. 200310300159799, Instrument No. 200402130017394, Instrument No. 200411150136852, Instrument No. 200411150136853, Instrument No. 200602130017249, Instrument No. 200610240131768, and Instrument No. 200610240131769, in the Register's Office for Davidson County, Tennessee.**

4. **Charter of Homeowner's Association of record as Instrument No. 200110170113082, Register's Office for Davidson County, Tennessee.**

5. **Stormwater** Detection Agreements as recorded as Instrument No. 200311140166975, Instrument No. 200305120063102, and Instrument No. 200505110053113, Register's Office for Davidson County, Tennessee.

6. ***Perpetual Easement for Encroaching Property as recorded as Instrument No. 200403090026763, Register's Office for Davidson County,*** Tennessee.

7. **Common Area conveyed to Homeowner's Association of record as Instrument No. 200111260128251, Instrument No. 200302140020550, Instrument No. 200310300159797, Instrument No. 200411150136854, Instrument No. 200411150136855, Instrument No. 200602130017248, and Instrument No. 200704100042877, Register's Office for Davidson County, Tennessee.**

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1005 Pawnee Trail, Madison, TN 37115.

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 is 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. Whenever 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 25th day of April, 2013.

Richard Hopgood
Richard Hopgood

April 25, 2013
Date

Denise Hopgood
Denise Hopgood

April 25, 2013
Date

STATE OF Wisconsin

COUNTY OF Milwaukee }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Richard Hopgood and Denise Hopgood, the bargainor(s), 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 and official seal, this 25th day of April, 2013.

My Commission Expires: 11-17-13

Vaughn Brooks
Notary Public

VAUGHN BROOKS NOTARY PUBLIC STATE OF WISCONSIN

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY