BILL GARRETT, Davidson County
Trans:T20130043209 DEEDWARR
Recvd: 05/23/13 10:52 5 pgs
Fees:28.00 Taxes:83.25
20130523-0052216

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:
Scott Hopkins
100 Fields Drive
Old Hickory, TN 37138

Send tax bill to:
SAME

Map/Parcel Numbers:
05413009300

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kevin Kremposky, Executor of The Estate of Bobbie J. Gann and all the heirs at law** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Scott Hopkins** (the "Grantee"), his successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Jackson acres, of record in Plat Book 3500, Page 107, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

This conveyance is made subject to the easement granted to Davidson County by instrument of record in Book 2480, Page 629, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to Charles E. Gann and wife, Bobbie B. Gann by Warranty Deed dated June 25, 1964, from Hazel Jennings, Mrs. Sim Adamson, J. Ray Hobbs, Fronie Moore, and Jim Fields, filed of record in Book 3801, Page 464, Register's Office for Davidson County, Tennessee. The said Charles E. Gann and Bobbie B. Gann both now being deceased. The said Bobbie B. Gann and Bobbie J. Gann being one and the same person.

Property known as 102 Fields Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantees, its beneficiaries, forever in fee simple.

Grantors further covenant that Grantors are the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantees, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 29th day of ~~July~~ September, 2012.

Kevin Kremposky, Executor

Kevin Kremposky, Heir at Law

Kelsey M. Kremposky and
Kiley M. Kremposky, Heirs at Law by
Jennifer Sheppard, Guardian Ad Litem

Glenda Page, Heir at Law

Ashton P. Kremposky

Gary Gann, Heir at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **Kevin Kremposky, Heir at Law,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands, in Nashville, Tennessee, this 12th day of July, 2012.

MARK A. ELLMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 3-3-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **Kevin Kremposky, as Executor of the Estate of Bobbie J. Gann,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands, in Nashville, Tennessee, this 12th day of July, 2012.

MARK A. ELLMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public AT LARGE
My commission expires: 3-3-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **Gary Gann, Heir at Law,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands, in Nashville, Tennessee, this 12th day of July, 2012.

Notary Public AT LARGE
My commission expires: 3-3-14

MARK A. ELLMORE JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $22,500.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2012.

Notary Public AT LARGE
My commission expires: 3-3-14

MARK A. ELLMORE JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **Ashton P. Kremposky, Heir at Law,** 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 our hands, in Nashville, Tennessee, this 13th day of July, 2012.

Notary Public at Large
My commission expires: 3-3-14



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of ~~February~~ September, 2012, before me personally appeared **Jennifer Sheppard**, to me known to be the person who executed the foregoing instrument in behalf of **Kelsey M. Kremposky and Kiley M. Kremposky, heirs at law,** and acknowledged that she executed the same as the free act and deed of said **Kelsey M. Kremposky and Kiley M. Kremposky.**

Witness our hands, in Nashville, Tennessee, this 29th day of ~~July~~ September, 2012.

Notary Public
My commission expires:

ROBERT JOSEPH CHRISTINE
STATE OF ~~TENNESSEE~~ NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **Glenda Page, Heir at Law,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands, in Nashville, Tennessee, this 12th day of July, 2012.

Notary Public
My commission expires: 3-3-14

MARK A. ELLMORE JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.