(2)

BILL GARRETT, Davidson County
Trans:T20130045578 DEEDWARR
Recvd: 05/31/13 14:36 2 pgs
Fees:13.00 Taxes:1137.75

20130531-0055271

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $607,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF MAY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5350 HOPKINS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
Alyssa Hopkins	same	146-11-0 100.00
532 Barrywood Drive		
Nashville, TN 37220		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE ESTATE OF ROBERTA R. TORRENCE, DECEASED

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

ALYSSA HOPKINS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 532 Barrywood Drive, Nashville, TN 37220

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 28th day of May, 2013.

Estate of Roberta R. Torrence

BY: _____ Co-Executor
Joseph H. Torrence, Co-Executor

BY: _____ co-executor
Linda T. Muir, Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Joseph H. Torrence and Linda T. Muir, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Co-Executor of THE ESTATE OF ROBERTA R. TORRENCE, DECEASED, the within named barganor, an ESTATE, and that Joseph H. Torrence and Linda T. Muir, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said ESTATE for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of May, 2013.

Notary Public _____

My Commission Expires: _____

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

13-C5350 HOPKINS

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 219, SECTION TWO, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2133, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joe E. Torrence and wife, Roberta R. Torrence by Warranty Deed from Joseph H. Torrence, recorded on the 9th day of November, 1989 in Deed Book 7980, Page 229, in the Register's Office of Davidson County, Tennessee.

Joe E. Torrence having since died September 10, 2002

Roberta R. Torrence having since died September 8, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, CRIEVE HALL ESTATES, as recorded in Plat Book 2133, Page(s) 45, 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(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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(c).

e. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2146, Page 138 amended in Book 2153, Page 523 (expired) , 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(c).