Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

BILL GARRETT, Davidson County
Trans:T20130069580 DEEDWARR
Recvd: 08/13/13 12:10 2 pgs
Fees:13.00 Taxes:1119.25
20130813-0084921

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of August, 2013 by and between Charles J. Votava and Bree Muse Votava, husband and wife, hereinafter referred to as GRANTOR, and Sarah A. Hoper, unmarried hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Brentwood Hampton, formerly Holt Cove, of record in Instrument No. 200001120034271, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles J. Votava and Bree Muse Votava, husband and wife, by Warranty Deed from Michael T. Rock and Amy Dix Rock, dated April 29, 2011, recorded May 20, 2011, of record in Instrument 201105200038763, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 401 Roma Ct, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Charles J. Votava

Bree Muse Votava

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Charles J. Votava and Bree Muse Votava, husband and wife, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 5th day of August, 2013.

Suzanne Thomas
Notary Public

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

My Commission Expires:_____

Name and Address of Property Owner:
Sarah A. Hoper
401 Roma Ct, Nashville,
TN 37211

Send Tax Statements to:

New Owner

Map & Parcel 17214001300

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $302,500.00 which amount is equal to, or greater than the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 5th day of August, 2013.

Notary Public

My Commission Expires: 12-4-16

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

13-1-228

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires