WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

G-PP-13-2201-108

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin A. Hopkins, Jr.,	Peoples Home Equity, Inc.	
2201 8th Avenue South #108 (ADDRESS)	5205 Maryland Way, Suite101 (NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	105-14-D-108.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KYLE BOSWELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN A. HOPKINS, JR., AND CARRIE A. HOPKINS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 108 AS SET FORTH IN THE MASTER DEED ESTABLISHING THE LOFTS ON EIGHTH, A CONDOMINIUM FORM OF OWNERSHIP AND USE IN THE MANNER PROVIDED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., OF RECORD AS INSTRUMENT NO. 20061116-0142670, AS AMENDED BY INSTRUMENT NO. 20071227-0148044, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID UNIT ALSO BEING SHOWN AS PART OF EXHIBIT "E" OF SAID MASTER DEED; AND TOGETHER WITH AN UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS OF THE CONDOMINIUM AS SET FORTH ON EXHIBIT "E-6" OF SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO KYLE BOSWELL BY WARRANTY DEED FROM LOFTS ON EIGHTH VENTURE, INC., A TENNESSEE CORPORATION, RECORDED ON THE 19TH DAY OF MARCH, 2009 IN INSTRUMENT NO. 20090319-0024804, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE(S) 95; INSTRUMENT NO. 20080205-0012094; INSTRUMENT NO. 20061116-0142670 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NO. 20071227-0148044; INSTRUMENT NOS. 20061122-0144892 AND 20070305-0026833; INSTRUMENT NO. 20061113-0139803; INSTRUMENT NO. 20071227-0148043; SAID REGISTER'S OFFICE; C) URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BL2000-364, MADE APPLICABLE BY ORDINANCE NO. BL-2000-476, OF RECORD IN THE METROPOLITAN CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID ANDREA BOSWELL JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 2201 8th Avenue South #108, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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.

BILL GARRETT, Davidson County
Trans:T20130079516 DEEDWARR
Recvd: 09/13/13 09:46 2 pgs
Fees:13.00 Taxes:999.00

20130913-0096695

Witness my/our hand(s) this 10th day of September, 2013.

Kyle Boswell

Andrea Boswell by Kyle Boswell as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE BOSWELL, the within named bargainor, 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 the 10th day of September, 2013.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared KYLE BOSWELL to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDREA BOSWELL and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREA BOSWELL.

Witness my hand and official seal, this the 10th day of September, 2013.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903