NEW OWNER:

TIMOTHY HOPKINS
208 ELDON COURT
NASHVILLE, TN 37214

SEND TAX BILLS TO:
First Community Mortgage
275 Robert Rose Drive
Murfreesboro, TN 37129

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0868

Map & Parcel 08510001100

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130085237 DEEDWARR
Recvd: 10/02/13 14:23 3 pgs
Fees:18.00 Taxes:499.50
20131002-0103548

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Five Thousand and 00/100 Dollars ($135,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARTHA JANE THOMPSON TILLMAN, a/k/a Martha J. Tillman,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **TIMOTHY J. HOPKINS*** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

*, a single person

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 45 on the Plan of Stanford Country Club Estates, Section I, as shown on the plat of the same of record in Book 2900, Page 50, in the Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more particular description of said property. Said Lot 45 fronts 83 feet on the south side of Eldon Court and runs back 158 feet on the west line and 176.76 feet on the east line to a dead line on which it measures 86.5 feet.

Being the same property conveyed to MARTHA JANE THOMPSON TILLMAN by Final Decree from Joseph Crocket Tillman, dated September 3, 1971, and of record in Book 5913, Page 625, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Joseph C. Tillman and wife, Martha T. Tillman by Warranty Deed from Brentwood Homes, Inc., dated July 16, 1960, and of record in Book 3101, Page 21, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **208 ELDON COURT, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2900, Page 50, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 30th day of September, 2013.

Martha Jane Thompson Tillman a/k/a Martha J. Tillman

MARTHA JANE THOMPSON TILLMAN, a/k/a Martha J. Tillman

By: Donna S. Trusty, Attorney in Fact

Donna S. Trusty, Attorney in Fact pursuant to Power Of Attorney of record in Instrument No. 20120914-0083592, RODC, Tennessee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DONNA S. TRUSTY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **MARTHA JANE THOMPSON TILLMAN, a/k/a Martha J. Tillman,** the within-named bargainor, as the free act and deed of the said **MARTHA JANE THOMPSON TILLMAN, a/k/a Martha J. Tillman.**

WITNESS my hand and official seal at office, this 30th day of September, 2013.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00** .

AFFIANT

Sworn to and subscribed to before me this 30th day of September, 2013.

NOTARY PUBLIC

My commission expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON