BILL GARRETT, Davidson County
Trans:T20130104582 DEEDWARR
Recvd: 12/16/13 11:49 2 pgs
Fees:13.00 Taxes:645.65
20131216-0126784

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Brian T. Donnenwirth
427 Basswood Avenue.
Nashville, TN 37209

SEND TAX BILL TO:
Franklin American Mortgage Co.
501 Corporate Centre Drive, #400
Franklin, TN 37067

Tax ID 090-11-0-036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Gerald Wayne Hopper, a single man,** has this day bargained and sold, and does hereby transfer and convey unto **Brian T Donnenwirth, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 435 on the Plan of Charlotte Park, Section Six of record in Plat Book 2900, Pages 7 and 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gerald Wayne Hopper, a single man by Deed from Pierre Benejean and Germanie Prophete, married of record at Instrument No. 20130103-0000710, Register's Office for Davidson County, Tennessee, dated December 28, 2012 and recorded on January 3, 2013. See also One and the Same Name Affidavit in Instrument Number 20130114-0004056, dated December 28, 2012, record January 14, 2013, Register's Office for Davidson County, Tennessee.

This is improved property known as 427 Basswood Avenue, Nashville, TN 37029.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2900, page 7, and restrictions in Book 2921,

page 412, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 10th day of December, 2013.

Gerald Wayne Hopper by Nancy Lynn Hopper as attorney in Fact

Gerald Wayne Hopper by Nancy Lynn Hopper, as attorney-in-fact, recorded in Book ___, Page ___, Register's Office of Davidson County, Tennessee.

*20131216012678 3

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Lynn Hopper**, as attorney-in-fact for **Gerald Wayne Hopper**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said **Gerald Wayne Hopper**, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said **Gerald Wayne Hopper**, and recorded simultaneously herewith in Book ___, Page ___, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seals at office this 10th day of December, 2013.

*20131216012678 3

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY January 4, 2014

My Commission Expires: 1/4/14

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $174,500.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of December, 2013.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/15/2016