BILL GARRETT, Davidson County
Trans:T20130106186 DEEDWARR
Recvd: 12/20/13 13:56 2 pgs
Fees:13.00 Taxes:1461.50

20131220-0128824

WARRANTY DEED

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$395,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2013.

Notary Public

My commission expires: 11-28-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Elliston Hopkins, II **Rachel Louise Hopkins**	BancorpSouth Bank	**Map 156-00-0 Parcel 050-00**
7945 Highway 100	P.O. Box 3356	
Nashville, TN 37221	Tupelo, MS 38803-3356	

FOR AND IN 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,

Dennis E. Thweatt and wife, Joyce E. Thweatt

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

William Elliston Hopkins, II and spouse, Rachel Louise Hopkins

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

LAND in the 9th Civil District of Davidson County, Tennessee, being Lot No. 20 of Harpeth Heights, Section 5, plan not found of record, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated October 26, 1963, as follows:

BEGINNING on the southerly margin of Highway 100 at a point 438 feet east of the Northeast corner of the property conveyed to Alvin W. Terrell & Son, Inc., by deed from E. U. Buchi and wife, Mary Louise Buchi, of record in Book 3821, Page 903, Register's Office for Davidson County, Tennessee; thence, southerly 300 feet; thence easterly 146 feet; thence, northerly 300 feet to the southerly margin of Highway 100; thence, with the same westerly 146 feet to the Beginning.

BEING the same property conveyed to Dennis E. Thweatt and wife, Joyce E. Thweatt, by Deed from Paul A. Cox and wife, Bernice T. Cox, dated April 8, 1999, of record in Book 11426, Page 451, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) Restrictive Covenant for Detached Structure of record in Instrument No. 20010105-0001765, Register's Office for Davidson County, Tennessee;

2) Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20010803-0083218, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **7945 Highway 100, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

Witness ~~my/our~~ hand(s) this **19th** day of **December, 2013.**

Dennis E. Thweatt

Joyce E. Thweatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dennis E. Thweatt and Joyce E. Thweatt,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **December, 2013.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027