WARRANTY DEED

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES March 3, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,900.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2014.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isabel Sophia Hopkins	New Owner	118-01-0B-010.00
(NAME)	(NAME)	
807B Knox Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, the Plummer Revocable Trust dated April 11, 2013, Robert A. Plummer and Mary M. Plummer, Co-Trustees, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Isabel Sophia Hopkins, an unmarried woman, 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 Davidson County, Tennessee, being Lot No. 5B on the Plan of Kirkwood Glen as shown as Exhibit "B" of record in Doc. No.20051004-0119321, amended in Instrument No. 20051014-0124168, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Plummer Revocable Trust dated April 11, 2013, Robert A. Plummer and Mary M. Plummer, Co-Trustees, by deed of record in Instrument Number 20130417-0038375, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Kirkwood Glen of record in Doc. No.20051004-0119321, amended in Instrument No. 20051014-0124168, Register's Office for Davidson County, Tennessee. Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20050923-0114370, amended in Instrument Numbers 20051004-0119321, 20051014-0124168 and Instrument Number 20110316-0020783 (and Affidavit of record in Instrument Number 20110701-0050785); HOA Charter of record in Instrument Number 20050929-0117148; and all matters shown on plat of record in Exhibit "B" to Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20051014-0124168, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 807B Knox Avenue, Nashville, TN 37212

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20140019253 DEEDWARR
Recvd: 03/24/14 08:06 2 pgs
Fees:13.00 Taxes:691.53
20140324-0023646

Witness my hand this 714th day of March 2014.

Plummer Revocable Trust dated April 11, 2013

By: Robert A. Plummer - Co-Trustee
Robert A. Plummer, Co-Trustee

Plummer Revocable Trust dated April 11, 2013

By: Mary M. Plummer, Co-Trustee
Mary M. Plummer, Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared, Robert A. Plummer and Mary M. Plummer, with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees of the Plummer Revocable Trust dated April 11, 2013, Robert A. Plummer and Mary M. Plummer, Co-Trustees and that they as such Co-Trustees executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14th day of March 2014.

Commission expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public