WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/14 08:26 2 pgs
Fees:13.00 Taxes:203.50
20140623-0054301

JENNIFER R PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$55,000.00.**

Affiant

Subscribed and sworn to before me this 19th day of June, 2014.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Janice Hart	New Owner	090-11-0A-093.00
515 Basswood Drive Apt. J93		
Nashville, TN 37209-1651		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda J. Haneline Hopper and husband, Tracy Hopper,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Janice Hart, unmarried** , her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. J-93 as shown on the plat of Rock Harbor Condominiums of record in Book 6153, Pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominiums Association all as described in Book 6153, Page 465 and 466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominiums Association, all as described in Book 4153, Page 421, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda J. Haneline, unmarried from Brian D. Pillow, unmarried by Warranty Deed on March 5, 2003, of record in Instrument Number 20030313-0034005, Register's Office for Davidson County, Tennessee.

Tracy Hopper joins this conveyance to convey any and all interest he may having in said property, including but not limited to his marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6153, Pages 463-466, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6153, Page 421, as amended in Book 6162, Page 251; Instrument Numbers 20060712-0083758 and 20100121-005427, Register's Office for Davidson County, Tennessee.
- Charter of Rock Harbor Condominiums of record Book 6145, Page 762, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4153, Page 421, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 4664, Page 21, Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 4726, Page 568 and Book 5114, Page 37, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2147, Page 42 and Book 4196, Page 206, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **515 Basswood Avenue Unit #J-93, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 19, 2014.

Amanda Haneline Hopper

Amanda Haneline Hopper

J. Hopper

Tracy Hopper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda J. Haneline Hopper and Tracy Hopper** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 19, 2014

Notary Public

My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE