THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2014. Notary Public MY COMMISSION EXPIRES: 7-9-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140047229 DEEDWARR
Recvd: 07/02/14 12:33 2 pgs
Fees: 13.00 Taxes: 222.00
20140702-0058269

JAMES A. ... NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill Hopkins	owner	MAP 30
3110 WEST END CIRCLE #12		PARCEL 88.00
NASHVILLE, TN 37203		
(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, WI **John C. Kimbrough, d/b/a Advanced Communications**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bill Hopkins and Kathy Hopkins, husband and wife**

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, described according to a survey by Steven E. Artz, TN. license No. 1708 d/b/a Steven E. Artz and Associates, Inc. 514 South Brown Street, Suite 600, Springfield, TN., 37172 dated November 21, 1997, and being more particularly described as follows:

Beginning at a fence post (old) in the southerly margin of old Hickory Blvd., the northeast corner of a tract of land which belongs to Kenneth W. Herrell, having a deed reference in Deed Book 6237, Page 866, Registers Office for Davidson County, Tennessee; the most westerly northwest corner of this tract and continuing as follows: North 76 deg. 11' 13" East, 253.77 feet to an iron pin (new) in the southerly margin of Old Hickory Blvd., thence leaving the southerly margin of said boulevard and continuing with the new line, as follows: South 11 deg. 20' 52" East, 448.53 feet to an iron pin (new); thence North 81 deg. 58' 40" East, 779.42 feet to an iron pin (new) ; thence North 01 deg. 55' 42" West, 353.78 feet to an iron pin (new) ; thence , North 38 deg. 22' 24" West, 252.53 feet to an iron pin (new) in the southerly margin of Old Hickory Blvd. ; thence with the southerly margin of said boulevard, as follows; North 62 deg. 19' 51' east, 250. feet; thence with a curve to the right having a radius of 300.00 feet, an arc distance of 351.17 feet, and a chord bearing of South 84 deg. 08' 06" East, 331.46 feet to an iron pin (old) in the southerly margin of Old Hickory Blvd. ; the northwest corner of a tract of land which belongs to Patricia A. Richardson, having a deed reference in Deed Book 9392, Page, 107, Register's Office for Davidson County, Tennessee; thence, South 01 deg. 55' 42" East, 573.22 feet to an iron pin (old) in the westerly boundary of said tract of land which belongs to a Patricia Richardson, the northeast corner of a tract of land which belongs to Marvin E. Buck, Jr., having a deed reference in Deed Book 7546, Page 926, Register's Office for Davidson County, Tennessee; thence with the northerly boundary of said tract of land which belongs to Marvin E. Buck, Jr., as follows: South 81 deg. 58' 40 " West, 726.66 feet to an iron pin (new) ; thence South 66 deg. 57' 41" West, 217.80 feet to an iron pin (new) in the northerly boundary of said tract of land which belongs to Marvin E. Buck, Jr., the southeast corner of said tract of land which belongs to Kenneth W. Herrell; thence with the easterly boundary of said tract of land which belongs to Kenneth W. Herrell, North 25 deg. 26' 26" West, 554.00 feet to the point of beginning containing 7.03 acres, more or less.

Being the same property conveyed to John C. Kimbrough by deed from Gordon McCammon of record in Instrument No. 20001006-0099645 Register's Office for Davidson County, Tennessee, dated October 03, 2000 and recorded on October 06, 2000.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **6536 Old Hickory Blvd., Whites Creek, TN 37189.**

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.

Witness my hand this the 1st day of July, 2014.

John C. Kimbrough

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 **John C. Kimbrough** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of July, 2014.

My Commission expires: 1-9-16

JAMES A. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON [illegible] TY, TN

Notary Public