BILL GARRETT, Davidson County
Trans:T20140048190 DEEDWARR
Recvd: 07/07/14 13:39 2 pgs
Fees:13.00 Taxes:675.25

20140707-0059518

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $182,500.00

Affiant

Subscribed and sworn before me this the 30th day of June, 2014.

Notary Public
My commission expires: 11/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Infill Development, LLC 513 Fatherland Street Nashville, TN 37206	New Owner	82-16-267

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES HOPKINS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to INFILL DEVELOPMENT, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being the easterly 50 feet of a lot marked "G. S. Newson", on the Plan of Barrows Addition, as of record in Plan Book 1, page 13, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the southerly margin of Father land Street 50 feet east of the easterly margin of Lee Street or Prospect Avenue; thence with the margin of the same, easterly 50 feet; thence southerly and parallel with the easterly margin of Lee Street or Prospect Avenue, 195 feet, more or less, to the north margin of an alley; thence along the north margin of said alley, westerly 50 feet to a point 50 feet east of the easterly margin of Lee Street or Prospect Avenue; thence northerly and parallel with said Lee Street or Prospect Avenue, 195 feet more or less, to the point of beginning.

Being the same property conveyed to Roy A. Hopkins and wife, Emma L. Hopkins, by Special Warranty Deed from Administrator of Veterans' Affairs, an Officer of the United States of America, dated August 14, 1978, of record in Book 5325, page 3, Register's Office for Davidson County.

The said Roy A. Hopkins having died on October 15, 1990, leaving Emma Lou Hopkins as the surviving spouse.
The said Emma Lou Hopkins having died on December 19, 1997, leaving a Last Will and Testament probated as Muniment of Title of The Last Will and Testament of Emma Lou Hopkins, Deceased, under Docket Number 14P-996 in the Probate Court for Davidson County, Tennessee and recorded of record in Instrument No.20140626-0055975, in the Register's Office for Davidson County, Tennessee. Said Last Will and Testament devised said property to her son, James Hopkins; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 916 Fatherland Street, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 30th day of June, 2014.

James Hopkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Hopkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2014.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY