(1)

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140056706 DEEDWARR
Recvd: 08/04/14 15:07 2 pgs
Fees:13.00 Taxes:555.00
20140804-0069828

06-1407-75729

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 30 day of July, 2014.

Notary Public
My commission expires: 4-1-2017

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul Todd Hoppe 4945 Edmonson Pike Nashville TN 37211	New Owner 105 Everbright St. Franklin TN 37064	147-07-0-007.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen W. Ross, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Paul Todd Hoppe and Bonnie Mai Hoppe, husband and wife** hereinafter called the Grantees, their successors 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. 85, on the Plan of Battery Crest, Section I, of record in Book 2900, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain area for right of way conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8284, Page 75, said Register's Office, to which instrument reference is hereby made for a more complete description.

For informational purposes only: said deed identifies the right of way area as being 425 square feet.

Being the same property conveyed to Stephen W. Ross by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated July 6, 2012, recorded August 16, 2012, of record in Instrument No. 20120816-0073357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **4945 Edmonson Pike, Nashville, TN 37211**

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 30th day of July, 2014.

Stephen W. Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen W. Ross, 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 in Nashville, TN, this 30 day of July, 2014.

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 11-3-15