BILL GARRETT, Davidson County
Trans: T20140080863 DEEDWARR
Recvd: 10/27/14 15:35 2 pgs
Fees: 13.00 Taxes: 1603.95
20141027-0099002

# Warranty Deed

| | |
|---|---|
| BOX 50-B<br>RETURN TO:<br>PREPARED BY:<br>BANKERS TITLE & ESCROW CORP<br>5107 MARYLAND WAY<br>STE. 115<br>BRENTWOOD, TN 37027 | STATE OF TENNESSEE<br>COUNTY OF ~~DAVIDSON~~ WILLIAMSON<br>The actual consideration or value, whichever is greater, for this transfer is $433,500.00<br>Affiant<br>Subscribed and sworn to before me, this the 17th day of October, 2014.<br>Notary Public<br>My commission expires: 3/25/18 |

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Cameron Hopewell | | |
| 7817 Indian Springs Dr. | New Owner | 128-10-0A-046.00 |
| Nashville, TN 37221 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN RAHIMI AND WIFE, FATIMAH RAHIMI**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMERON R. HOPEWELL, AND SARA J. HOPEWELL, HUSBAND AND WIFE, MARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 29 on the Plan of Section Two Pine Forest R40 Residential P.U.D of record in Plat Book 11700, Page (s) 3 through 6, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Rahimi and wife Fatimah Rahimi by deed from John Rahimi of record in Instrument No. 20070816-0098022 Register's Office for Davidson County, Tennessee, dated August 03, 2007 and recorded on August 16, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 7817 Indian Springs Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of October, 2014.

John Rahimi

Fatimah Rahimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Rahimi and Fatimah Rahimi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of October, 2014.

Notary Public

