ADDRESS NEW OWNERS and
SEND TAX BILLS:
JAMES MIXON and
KELLY KAPLAN
182 Ivy Hill Lane
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
33 - 3 - B - 66

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **KATHERINE HOPPER (formerly Katherine Karas), a married woman,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **KELLY KAPLAN and JAMES MIXON, wife and husband,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 40 on the Plan of Dry Creek Farms, Phase 2, Section 2 of record in Instrument No. 20050825-0101280, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Katherine Karas, an unmarried woman, from Beazer Homes Corp., a Tennessee corporation, by deed recorded January 16, 2007 in Instrument No. 20070116-0006145, Register's Office for Davidson County, Tennessee. Jon Graham Hopper, husband of Katherine Hopper, joins in this conveyance for the purpose of conveying all his marital right, title and interest in and to said property. Katherine Karas and Katherine Hopper being one and the same person.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 182 Ivy Hill Lane, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20140082550 DEEDWARR
Recvd: 11/03/14 09:24 2 pgs
Fees:13.00 Taxes:521.70
20141103-0101021

Executed on this 30 day of October, 2014.

KATHERINE HOPPER

JON GRAHAM HOPPER

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KATHERINE HOPPER and husband, JON GRAHAM HOPPER, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

SUMNER COUNTY, TENN. TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $141,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 10.15.2017

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

TIMOTHY D. FERGUSON
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