BILL GARRETT, Davidson County
Trans:T20140094521 DEEDWARR
Recvd: 12/17/14 14:22 2 pgs
Fees:13.00 Taxes:407.00
20141217-0115528

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0491HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of November, 2014.

Notary Public
Commission Expires: 3/6/16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin K. Hopper 142 Hardaway Drive Goodlettsville, TN 37072	Primelending 18111 Preston Rd,Ste 900 Dallas, TX 75252	033-08-0-072.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Cathy Boles, formerly known as Cathy L. Cornett, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin K. Hopper, unmarried

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, being Lot No. 311 on the plan of Gatewood, Section 2, of record in Plat Book 3700, Pages 144 and 145, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Cathy L. Cornett by Quitclaim Deed from Chester P. Cornett, dated 9/25/98 and recorded 11/3/98 in Book 11185, Page 920; and the same property previously conveyed to Chester P. Cornett and wife, Cathy L. Cornett by Warranty Deed from Steven M. Davidson and wife, Pamela R. Davidson, dated 12/1/93 and recorded 12/3/93 in Book 9174, Page 230, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cathy Boles (formerly known as Cathy L. Cornett by Quitclaim Deed from Chester P. Cornett of record in Instrument No._____, Register's Office for Davidson County, Tennessee.
#20141217-0115528
Subject property is not principal residence of the grantor, nor grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 142 Hardaway Drive, Goodlettsville, TN 37072.

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

Dated this the 25th day of November, 2014.

Cathy Boles

Cathy Boles

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cathy Boles** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of November, 2014.

Kim Gillespie

Notary Public
My Commission Expires: 10-18-16

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)