THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32130-12-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me this 23rd day of December, 2014. Notary Public My Commission Expires:

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: Timothy Nevin Hopkins, Margaret Mary D'Angelo 4370 Chickering Lane Nashville, TN 37215	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 144 100 00800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lucie M. Carroll, as devisee under the will of Jeanne G. Miller, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Nevin Hopkins and Margaret Mary D'Angelo, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4370 Chickering Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

This has not now nor has it ever been the marital principal residence of the Grantor herein.

BILL GARRETT, Davidson County
Trans:T20140096656 DEEDWARR
Recvd: 12/29/14 08:50 3 pgs
Fees:18.00 Taxes:2775.00
20141229-0118163

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of December, 2014.

Lucie M. Carroll

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 23rd day of December, 2014.

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of Lots 1 thru 9 on the Plan of Chickering Estates, Section 1, as of record in Plat Book 2900, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William F. Miller and wife, Jeanne G. Miller, by deed dated August 28, 1970, from Don Brothers and wife, Peggy Brothers, of record in Book 4442, page 708, Register's Office for Davidson County, Tennessee. William F. Miller died Febuary 19, 2003. Jeanne G. Miller died October 1, 2007, leaving a Last Will and Testament, which has been probated and filed in Docket No. 07P1742, Probate Court for Davidson County, Tennessee. Pursuant to said Will, subject property was devised to Lucie M. Carroll. (See Also Executor's Special Warranty Deed in Instrument No. 20071227-0147659, said Register's Office.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 2810, page 5, amended in Book 3096, page 210 and Instrument No. 20080821-0086095, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. All matters appearing on the Plan of record as Book 2663, pages 86-87, revised in Book 2900, page 108, Register's Office for Davidson County, Tennessee.