1 Gorm Box 4

BILL GARRETT, Davidson County
Trans:T20150052887 DEEDWARR
Recvd: 07/01/15 09:34 2 pgs
Fees:13.00 Taxes:769.23
20150701-0063476

Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP152882

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $207,900.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2015.

Notary Public
My commission expires:

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address of New Owner:	Send Tax Bills to:	Tax Information
James & Chandler Hopper	F & M Bank	161-06-A-193.00-CO
1352 Crown Point Place	50 Franklin Street	
Nashville, TN 37211	Clarksville, TN 37040	

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 **Lauren Dearing (a/k/a Laura Breeding) and Justin Dearing, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Fredrick Hopper, Jr. and Chandler Hopper, 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 Unit 193 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record as Instrument Number 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lauren Breeding by Warranty Deed from Centex Homes, a Nevada general partnership, in Instrument Number 20010826-0066079, Register's Office for Davidson County, Tennessee. The said Lauren Breeding has since married and is now known as Lauren Dearing.

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 1352 Crown Point Place, 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 June, 2015.

Lauren Dearing (a/k/a Lauren Breeding)

Justin Dearing

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lauren Dearing (a/k/a Lauren Breeding) and James Dearing, 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 Franklin, TN, this 30th day of June, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

B. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY