BILL GARRETT, Davidson County
Trans:T20150064704 DEEDWARR
Recvd: 08/05/15 09:22 2 pgs
Fees:13.00 Taxes:555.00
20150805-0077683

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $150,000.00 Affiant Subscribed and sworn to before me, this 29th day of July, 2015. Notary Public My commission expires: 3/24/17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ben Von Hopffgarten	**FRANKLIN AMERICAN MORTGAGE**	**07511006200**
504 Belgium Drive	**501 CORPORATE CENTRE DRIVE, STE 400**	
Hermitage, TN 37076	**FRANKLIN, TN 37067**	

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 ACKNOWLEDGE, WE,

Susan L. Duncan, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ben Von Hopffgarten, an unmarried man

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 370, SECTION 3, HIGHLANDS OF TULIP GROVE, as shown on plat of record in Plat Book 4675, page 140, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan L. Duncan, an unmarried woman by Warranty Deed from Christina Ellen Pryor, an unmarried woman dated 09/30/14 and recorded on 10/02/14 in Instrument No. 20141002-0090945, said Register's Office for said county.

Also being the same property conveyed to Christina Ellen Pryor, an unmarried woman by Warranty Deed from Jamie Tate, and wife, Kathryn Tate dated 10/30/09 and recorded on 11/03/09 in Instrument No. 20091103-0101702, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 504 Belgium Drive, Hermitage, TN 37076.

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 do 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 in 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 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/our hand(s) this 28th day of July, 2015.

Susan L. Duncan

Susan L. Duncan

STATE OF Ms

COUNTY OF Pike

Personally appeared before me, a Notary Public of said County and State, Susan L. Duncan, the within named Grantor(s), 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, at office, this 28th day of July, 2015.

Doug Touchstone Chancery Clerk

Notary Public

By Robin Small DC

My Commission Expires: 1-4-16

CHANCERY COURT PIKE COUNTY, MS