PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 08/18/15 12:03 3 pgs
Fees:18.00 Taxes:1979.50
20150818-0083068

W & I Ref: (DM) Title No.: 57677
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
3416 HOPKINS PARTNERS, LLC, a Tennessee limited liability company 1033 Demonbreun Street, Suite 600 Nashville, TN 37203	New Owner

TAX MAP PARCEL NUMBERS: 11707011700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$535,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joanne Hostettler Floyd, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **3416 HOPKINS PARTNERS, LLC, a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being the northerly 1/2 of Lot No. 143 on the Map of Noel's Subdivision of the north part of Watkins Grove, as of record in Book 547, page 156, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100 feet on the easterly side of Hopkins Street and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed t James Timothy Floyd and wife, Joanne H. Floyd, by Warranty Deed from Alexander L. Bundy and wife, Stella Bundy, dated June 19, 1992 and recorded on June 23, 1992, of record in Book 8658, page 367, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 23, 2004, recorded October 27, 2004, of record in Inst. NO. 20041027-0129083, said Register's Office, James Timothy Floyd conveyed his interest in subject property to Joanne Hostettler Floyd.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 156, said Register's Office.

This is improved property, known as 3416 Hopkins Street, Nashville, TN 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

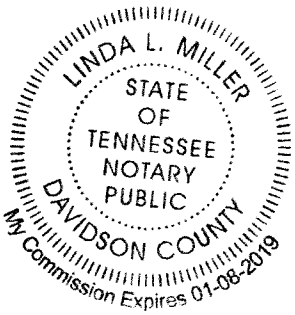
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of August, 2015.

Joanne Hostettler Floyd

Joanne Hostettler Floyd

State of Tennessee

County of Davidson

On this 17th day of August, 2015, before me the undersigned authority, personally appeared Joanne Hostettler Floyd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $535,000.00.

Affiant

Sworn and subscribed before me this 17th day of August, 2015.

Notary

My Commission Expires: 1-8-2019

LINDA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019