BILL GARRETT, Davidson County
Trans:T20150088287 DEEDWARRSP
Recvd: 10/16/15 11:40 3 pgs
Fees:17.00 Taxes:0.00
20151016-0105410

THIS INSTRUMENT PREPARED BY:

Davis Law Group, PLLC
103 Wexford Hall
Hendersonville, TN 37075
Based upon information supplied by Grantor.

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{NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(D).}
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NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL NOS.:**
Amanda Gale Crook Danielle Leigh Hopkins 1039 Pittman Drive Gallatin, TN 37066	-same-	073 090 095.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, the **Estate of Daniel Lee Hopkins** (hereinafter referred to as "Grantor"), which is currently being probated in the Chancery Court for Sumner County, Tennessee, Case No. 2014-PR-479, does hereby grant, transfer, and convey unto **Amanda Gale Crook and Danielle Leigh Hopkins**, as tenants in common (hereinafter collectively referred to as "Grantees"), their successors and assigns, Grantor's fifty percent (50%) undivided interest in a certain tract or parcel of land in the State of Tennessee, Davidson County, and described as follows, to wit:

Being Lot No. 111 on the Plan of Burchwood Gardens, section II, of record in Book 2900, page 66, R.O.D.C., Tennessee.

Said Lot No. 111 fronts 80 feet on the northeasterly side of Welcome Lane and extends back 165.06 feet on the southeasterly line and 161.19 feet on the northwesterly line, to a dead line measuring 80 feet thereon.

Being the same property conveyed to Ed C. Hopkins and wife, Elizabeth Jones Hopkins, from Impala Homes, Inc., by deed dated January 26, 1961, and of record in Book 3179, page 443, said Register's Office.

Said Eddie Clarence Hopkins (a/k/a Ed C. Hopkins) died on November 13, 1989, intestate and survived by his spouse, Elizabeth Jones Hopkins, who by operation of law and rights of survivorship became the sole titleholder in and to the above described real property.

Said Elizabeth Jones Hopkins died on May 22, 1999, intestate, widowed and survived by her only two children, Daniel Lee Hopkins and Edna H. Turner, who took title in

and to the above described real property by intestate succession, as tenants in common, as follows: fifty percent (50%) undivided interest to Daniel Lee Hopkins and fifty percent (50%) undivided interest to Edna H. Turner.

Said Daniel Lee Hopkins died on October 1, 2014, intestate, unmarried and survived by his only two children, Amanda Gale Crook and Danielle Leigh Hopkins. The estate of the late Daniel Lee Hopkins is currently being administered in the Chancery Court for Sumner County, Tennessee as Case No. 2014-PR-479 with Order dated and entered as of December 2, 2014, naming Amanda Gale Crook and Danielle Leigh Hopkins as the Co-Administrators.

[Reference is hereby made to the following Affidavits of Heirship of record in the Office of the Register of Deeds for Davidson County, Tennessee: (1) from Edna H. Turner dated September 28, 2015, and of record as Instrument #20150928-0098459, (2) from Amanda Gale Crook dated September 28, 2015, and of record as Instrument #20150928-0098460, and (3) from Danielle Leigh Hopkins dated September 24, 2015, and of record as Instrument #20150928-0098461.]

This is improved property otherwise known as 1811 Welcome Lane, Nashville, TN 37216.

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 successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons claiming under Grantor. 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 16 day of October, 2015.

ESTATE OF DANIEL LEE HOPKINS

By: Amanda Gale Crook
Name: Amanda Gale Crook
Title: Co-Administrator

By: Danielle Leigh Hopkins
Name: Danielle Leigh Hopkins
Title: Co-Administrator

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Amanda Gale Crook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be a Co-Administrator of the **Estate of Daniel Lee Hopkins** and that she, as such Co-Administrator, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Estate of Daniel Lee Hopkins**.

WITNESS my hand and official seal at Summner, Tennessee, this 16th of October, 2015.

Notary Public

AMANDA DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

06/19/18
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Danielle Leigh Hopkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be a Co-Administrator of the **Estate of Daniel Lee Hopkins** and that she, as such Co-Administrator, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Estate of Daniel Lee Hopkins**.

WITNESS my hand and official seal at Summner, Tennessee, this 16 of October, 2015.

Notary Public

AMANDA DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

06/19/18
My Commission Expires

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AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO T.C.A. SECTION 67-4-409(a)(5), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(D).}

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