Davidson County	DEEDWARR
Recvd: 11/02/15 14:48	3 pgs
Fees:18.00 Taxes:762.20	
20151102-0111444	

WARRANTY DEED

JESSICA M STORVIK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-20-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Hopkins	Highlands Residential Mortgage, LTD	
(NAME)	(NAME)	
4336 Cambridge Drive	12001 N Central Expressway #750	151090A17100CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nickolas Zapton III and Emily R. Zapton, as joint tenants with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Christopher Hopkins and Kwaneisha Vatoria Rothwell, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 171 on the plan of Final Plat Phase 2 Section 1 (67 Lots) Long Hunter Chase, A Planned Unit Development , as shown on plat of record in Plat Book 7900, Page 763-764, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nickolas Zapton III and Emily R. Zapton, as joint tenants with rights of survivorship, by Quit Claim Deed from Nick Zapton, III and wife, Emily Zapton and Toby Barnes, married, dated 09/21/2007, in Instrument No. 20071001-0116179, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Book 7900, Page 595 and Plat Book 7900, Pages 763-764, as affected by Surveyor's Certification of Correction of record in Book 9473, Page 43, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 9430, Page 251, amended in Book 9534, Page 938, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Grant of Transmission Line Easement of record in Book 2336, Page 532, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 2338, Page 466, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 4428, Page 568, in the Register's Office for Davidson County, Tennessee. Declaration of Taking of record in Book 4446, Page 423, in the Register's Office for Davidson County, Tennessee. Easement contained in Judgment of record in Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Drain Ditch of record in Book 4717, Page 515, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement of record in Book 8197, Page 288, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 9588, Page 930, in the Register's Office for Davidson County, Tennessee. Charter of Long Hunter Chase Homeowners' Association of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to Long Hunter Chase Homeowners' Association of record in Book 9432, Page 792, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 9988, Page 793, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 9988, Page 821, in the Register's Office for Davidson County, Tennessee. Certificate of Resolution of record in Book 9432, Page 789, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4336 Cambridge Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), their heirs and/or 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 our hands this 29th day of October, 2015.

Nickolas Zapton III

Emily R. Zapton

State of Tennessee
County of Wilson

Personally appeared before me Nickolas Zapton III and Emily R. Zapton, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of October, 2015.

Notary Public

My Commission Expires: 8.15.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

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

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).