This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 11/25/15 13:58 3 pgs
Fees:18.00 Taxes:606.06
20151125-0119832

WARRANTY DEED

****

ADDRESS NEW OWNER:
Rebecca Faye Wilson
4421 Juneau Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
same as new owner

MAP-PARCEL
075-07-0-009.00

****

That **Robert Lopinski and Jennifer Lopinski, husband and wife** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Rebecca Faye Wilson** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Tulip Grove, Section I of record in Plat Book 3700, Page 106, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 6 fronts 90.0 feet on the Westerly margin of Juneau Drive and runs back between lines measuring 149.52 feet on the Northerly line and 149.68 feet on the Southerly line to a dead line measuring 90.0 feet thereon.

Being the same property conveyed to Robert Lopinski and Jennifer Lopinski, husband and wife by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20140514-0041285 Register's Office for Davidson County, Tennessee, dated March 18, 2014 and recorded on May 14, 2014.

This is improved property known as: 4421 Juneau Drive Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the 24 day of November, **2015.**

Robert Lopinski
Robert Lopinski

Jennifer Lopinski
Jennifer Lopinski

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Robert Lopinski and Jennifer Lopinski,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 24 day of November, **2015.**

Notary Public

Commission Expires: My Commission Expires March 20, 2018

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of TN

County of DAVIDSON

The actual consideration or value for this property (whichever is greater) is $163,800 [redacted].

Sworn to and subscribed before me this 24 day of November, **2015.**

Affiant

Notary Public

My Commission Expires: My Commission Expires March 20, 2018

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, Charles Chadwell, 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.

Charles Chadwell
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Anne Marie English a notary public for this county and state, Charles Chadwell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

AEnglish
Notary's Signature

My Commission Expires: 12-17-18
Notary' Seal (if on paper)

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY