WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160038797 DEEDWARR
Recvd: 05/10/16 10:54 2 pgs
Fees:13.00 Taxes:902.80
20160510-0046260

JILL CONNORS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 6-21-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heather L. Hopf	Bank of Nashville/Synovus	13216009300
(NAME)	(NAME)	
623 Elaine Drive	401 Church Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Teresa J. Walters Estate,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Heather L. Hopf, an unmarried woman and Beau E. Huelster, an unmarried man as tenants in common with Joint rights of survivorship,** 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 No. 611, on the Plan of Section Seven, Caldwell Hall, of record in Book 3300, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same proeprty conveyed to Teresa J. Walters, unmarried, by Warranty Deed from James R. Mayes, unmarried, recorded June 6, 2007, of record in Instrument No. 20070606-0067826, Register's Office for Davidson County, Tennessee. The said Teresa J. Walters having since died. Martha Elzen is the duly appointed Executor of The Estate of Teresa J. Walters; Circuit Court of Davidson County, Tennessee Probate Division Docket No. 16P245.

THIS CONVEYANCE IS 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.

unimproved ☐

This is improved ☑ property, known as 623 Elaine Drive, Nashville, TN 37211
(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 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 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 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 hands this 9th day of May, 2016.

THE TERESA J. WALTERS ESTATE

Martha Elzen, Executor

Martha Elzen
Executor

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Martha Elzen with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executor of The Teresa J. Walters Estate and that she as such Executor executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Executor

WITNESS my hand and seal this 9th day of May, 2016.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017

File No.: 11174