WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$327,765.00**

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2016.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew Jones **Maxelise Jones**	new owner	**Map 083-13-0 Parcel 507-00**
1512 Shelby Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joshua P. Hopson and Jessica B. Hopson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Jones and Maxelise Jones, husband and wife

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. 7 on the Plan of Edgefield Land Company's First Subdivision, as shown on the plat of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joshua P. Hopson, an unmarried man, by Deed dated March 28, 2013 from Jenna Kozlowski and Thomas Kozlowski, wife and husband, of record in Instrument No. 20130401-0031448, Register's Office for Davidson County, Tennessee,

Jessica B. Hopson, spouse of the above named Joshua P. Hopson, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to all provisions as set out in the Master Deed establishing a Horizontal Property Regime, of record in Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Conveyance of the above described parcel is subject to the following: 1) All matters shown on the Plan of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee. 2) Taxes for the current tax year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **1512 Shelby Avenue, Nashville, TN 37206**

BILL GARRETT, Davidson County
Trans:T20160040856 DEEDWARR
Recvd: 05/16/16 14:51 2 pgs
Fees:13.00 Taxes:1212.73
20160516-0048762

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 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 hand(s) this **6th** day of **May, 2016.**

Joshua P. Hopson

Jessica B. Hopson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joshua P. Hopson and Jessica B. Hopson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **May, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.