THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 367,400.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2016 Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160077147 DEEDWARR
Recvd: 09/02/16 10:22 2 pgs
Fees:13.00 Taxes:1359.38
20160902-0092486

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie Hopkins	New Owner	MAP
4704 Richmar Court		PARCEL 146-04-0-065.00
Nashville, TN 37211-4341		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brendan P. Fuge, unmarried and Kathryn Elliston Mehaffey, married (formerly known as Kathryn DeBerry Elliston), as joint tenants with rights of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carrie Hopkins and Anthony Hopkins, 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. 758 on the Plan of Section Twelve, Caldwell Hall of record in Plat Book 3300, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 758 fronts 113.0 feet on the Northerly margin of Richmar Court and extends back 172.4 feet on the Northwesterly line and 180.0 feet on the Easterly line to a dead line in the rear, measuring 31.98 feet thereon.

Being the same property conveyed to Brendan P. Fuge and Kathryn DeBerry Elliston as joint tenants with rights of survivorship by Warranty deed from Chad E. Miller and spouse, Elizabeth R. Hance Miller of record in Instrument No. 20120529-0046138 Register's Office for Davidson County, Tennessee, dated May 24, 2012 and recorded on May 29, 2012. Brendan P. Fuge and Kathryn DeBerry Elliston have since divorced. Reference is hereby made to Final Decree of Divorce of record in the Third Circuit Court for Davidson County, Tennessee at Nashville, Docker NO. 14D-262.

Kathry DeBerry Elliston has since married and is now known as Kathryn Elliston Mehaffey. Kathryn Ellison Mehaffey has not resided in property as her marital residence.

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.

This IS IMPROVED property known as **4704 Richmar Court, Nashville, TN 37211-4341.**

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 OUR hand( ) this the 30th day of August, 2016.

Brendan P. Fuge

Kathryn Elliston Mehaffey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brendan P. Fuge** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2016.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathryn Elliston Mehaffey** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2016.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public