Box 14

G#29027-2A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160088966 DEEDWARR
Recvd: 10/10/16 10:13 4 pgs
Fees: 23.00 Taxes: 1258.00
20161010-0106766

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$340,000.00.**

Kristin Hostettler Laine
Affiant

Subscribed and sworn to before me, this the 7th day of October, 2016.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Hopkins General Partnership	**"New Owner"**	**11807017900**
421 East Iris Drive, Suite 300		
Nashville, TN 37204		

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

Gertrude H. McClelland, Joanne H. Floyd, Debra J. Cullman, Kristin Hostettler Laine, and William R. Hostettler, Jr., Devisees under the Last Will and Testament of Margaret Ann Russell Hostettler

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

Hopkins General Partnership, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 13, Block "E" on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 57 feet on the easterly side of Columbine Place and runs back 123.7 feet on the northerly line and 121.1 feet on the southerly line to a dead line in the rear, on which it measures 65.7 feet.

BEING the same property conveyed to Frank J. Hostettler and wife, Margaret A. (Hostettler), by Decree dated April 20, 1977, from Raymond L. Barrett, as Clerk and Master, of record in Book 5139, Page 402, Register's

Office for Davidson County, Tennessee. The said Frank J. Hostettler died on January 11, 1989, leaving Margaret A. Hostettler as the surviving tenant by the entirety. The said Margaret A. Hostettler died on February 24, 2016. The said property was devised to Mary Gertrude McClelland (n/k/a Gertrude H. McClelland), William Russell Hostettler (n/k/a William R. Hostettler), Joann E. Floyd (n/k/a Joanne H. Floyd), and Debra Jean Cullman (n/k/a Debra J. Cullman) by the Last Will and Testament of Margaret Ann Russell Hostettler, filed under Docket No. 16P-436, Circuit Court of Davidson County, Tennessee, Probate Division. Notwithstanding the above, the interest in the property which was devised to William R. Hostettler ("WRH") was disclaimed by WRH as evidenced by "Disclaimer Pursuant to Tennessee Code Annotated Section 31-1-103" which was executed and published by the said WRH on August 31, 2016. A copy of the said Disclaimer is recorded as Instrument No. 20160914-0096469, Register's Office for Davidson County, Tennessee. Accordingly, the interest which was renounced and disclaimed by WRH vested in the issue of WRH, per stirpes, namely Kristin Hostettler Laine and William R. Hostettler, Jr.

MARGARET A. Hostettler being one and the same person as Margaret Ann Russell Hostettler, Margaret Hostettler, and Margaret R. Hostettler.

FRANK J. Hostettler being one and the same person as Frank Hostettler and Frank J. Hostettler, Jr.

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and were paid by the Grantors herein.

This is improved property, known as: **2806 Columbine Place, Nashville, TN 37204**.

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 **7th** day of **October, 2016.**

Gertrude H. McClelland

Joanne H. Floyd

Kristin Hostettler Laine

William R. Hostettler, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gertrude H. McClelland, Joanne H. Floyd, Kristin H. Laine, and William R. Hostettler, Jr., Devisees under the Last Will and Testament of Margaret Ann Russell Hostettler,** 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 **7th** day of **October, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17

Signature and Notary Acknowledgment Continued on Page 4

Witness my/our hand(s) this 6 day of **October, 2016.**

Debra J. Cullman

Debra J. Cullman

STATE OF OHIO)
COUNTY OF Montgomery **)**

Personally appeared before me, a Notary Public of said County and State, **Debra J. Cullman, Devisee under the Last Will and Testament of Margaret Ann Russell Hostettler,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Kettering (City), Ohio, this 6 day of **October, 2016.**

Kristina M. Rainer

Notary Public

My Commission Expires: KRISTINA M. RAINER, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

NOTARY PUBLIC
STATE OF OHIO