BILL GARRETT, Davidson County
Trans:T20160091353 DEEDWARR
Recvd: 10/17/16 12:35 2 pgs
Fees:13.00 Taxes:1221.00
20161017-0109438

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016080020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $330,000.00

Sworn to and subscribed before me this 14th day of October, 2016.

Affiant

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Paul T. Hoppe		160-040-014.00
105 Everbright Avenue	New Owner	
Franklin, TN 37064		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joseph F. Crosby and Jessica B. Crosby, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul T. Hoppe and wife, Bonnie M. Hoppe** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1023 on the Plan of Brentwood Hall, Section 14 of record in Plat Book 2663, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph F. Crosby and Jessica B. Crosby, husband and wife by Warranty deed from Casey R. Hester and Lauren C. Hester, husband and wife of record in Instrument No. 20121207-0113076 Register's Office for Davidson County, Tennessee, dated November 28, 2012 and recorded on December 07, 2012.

This is improved property known as **5005 Kincannon Drive, Nashville, TN 37220.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by _X___Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 14th day of October, 2016.

Joseph F. Crosby

Jessica B. Crosby

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Joseph F. Crosby and Jessica B. Crosby, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2016.

Notary Public

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019