| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$166,500.00**.<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 15, 2016.**<br><br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20160101662 DEEDWARR
Recvd: 11/17/16 09:54 2 pgs
Fees:13.00 Taxes:616.05
20161117-0121199

DANIEL UNWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**16-0434**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Mark Hopson** | *new owner* | **74-8-22** |
| (NAME)<br>**7010 Bonnamere Drive** | (NAME) | |
| (ADDRESS)<br>**Hermitage,TN 37076** | (ADDRESS) | |
| (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, **Faith E. Quinn,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Hopson, unmarried,** 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. 811 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Faith E. Quinn by Quitclaim Deed from Kevin P. Quinn, filed for record on September 20, 2005 at Instrument Number 20050920-0112641, pursuant to a Final Divorce Decree filed as Docket No. 4799DVC and filed on April 18, 2005 at Instrument Number 20050418-0042396; also being the same property conveyed to Kevin P. Quinn and wife, Faith E. Quinn by Warranty Deed from Leonard Carl Dunn, unmarried, filed for record on September 21, 1998 at Book 11120, page 119, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **7010 Bonnamere Drive, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **November, 2016**.

Faith E. Quinn

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Faith E. Quinn**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **November, 2016**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/6/18