BILL GARRETT, Davidson County
Trans:T20160108680 DEEDWARR
Recvd: 12/12/16 09:17 2 pgs
Fees:13.00 Taxes:449.55
20161212-0129667

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $121,500.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2016

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Miesha Hopkins	BancorpSouth Bank	050-10-0C-274.00-CO
304 Rainwood Court	5217 Maryland Way	
Nashville, TN 37207-2216	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean as Successor Trustee of The 304 Rainwood Ct. Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Miesha Hopkins,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat of Chesapeake Homes, Section Six-Phase 1 of record in Plat at Instrument No. 20011026-0117230, 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 Aretha Lynn Nelson, an unmarried person by Special Warranty deed from Nashville Area Habitat for Humanity, Inc of record in Instrument No. 20020705-008/1410 Register's Office for Davidson County, Tennessee, dated July 02, 2002 and recorded on July 05, 2002. (Value of consideration shown in aforementioned deed $95,000.00.).

Being the same property conveyed to Andy Maloney, as Trustee for the 304 Rainwood Court Trust by Warranty deed from Aretha Lynn Nelson, unmarried of record in Instrument No. 20161003-0103748 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 03, 2016. (Value of consideration shown in aforementioned deed $98,000.00.) Being also known as 304 Rainwood Court Nashville, Tennessee 372072216.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 304 Rainwood Court, Nashville, TN 37207-2216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 18th day of November, 2016.

The 304 Rainwood Ct. Trust

By: _____
Amanda Dean

Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean as Successor Trustee of The 304 Rainwood Ct. Trust,** the bargainor(s), 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 Brentwood, Tennessee, this the 18th day of November, 2016.

_____
Notary Public

My Commission expires: 7-3-17

FILE NO: 2016114873

Denese Legieza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County