WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001793 DEEDWARR
Recvd: 01/09/17 09:21 2 pgs
Fees:13.00 Taxes:538.35

20170109-0002044

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Hoppe	Paul Hoppe	14707000900
(NAME)	(NAME)	
4949 Edmondson Pike	4949 Edmondson Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sharon D. Barone, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Paul Hoppe and Bonnie Hoppe, husband and wife**, hereinafter called the GRANTEE(S), their heirs 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. 87, on the plan of Section One, Battery Crest, of record in Plat Book 2900, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sharon D. Barone by Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Mildred Pigue Chastain, dated 11/16/2006 recorded 01/08/2007 of record in Instrument No. 20070108-0002907, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 2900, Page 91; Covenants, conditions, easements and restrictions of record in Book 3072, Page 429, Amendment to Restrictions of record in Book 3098, Page 290, Amendment to Section I Battery Crest Subdivision of record in Book 3707, Page 335; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6640, Page 812; Easements of record in Book 8122, Page 111, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4949 Edmondson Pike, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28th day of December, 2016.

Sharon D. Barone

Sharon D. Barone

State of NEW YORK
County of Monroe

Personally appeared before me Sharon D. Barone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~28th~~ day of December, 2016.

Notary Public
My Commission Expires: 10/20/2017

Sarah C. Ellison
Notary Public, State of New York
No. 01GA5086581
Qualified in Monroe County
Commission expires October 20, 2017

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122