Davidson County DEEDWARR
Recvd: 03/02/17 15:00 3 pgs
Fees:18.00 Taxes:654.90
20170302-0020936

WARRANTY DEED

MONTE POE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MST 2017-0100

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 2017

Notary Public

MY COMMISSION EXPIRES: 9/7/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Pelletier and Brenda Pelletier and Olivia Pelletier	First Farmers and Merchants Bank	131-05-0B-240.00-CO
(NAME)	(NAME)	
240 Summit Ridge Dr	240 Summit Ridge Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **Daniel William Rost Hopper, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Olivia Pelletier, a single woman, and Michael Pelletier and Brenda Pelletier, husband and wife,** 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, Unit No. 240 as shown on the Plan of Four Seasons, a condominium development, together with an undivided percentage interest in Common Elements appurtenant to said Unit, as set forth in the Master Deed establishing four Season, a condominium, of record in Book 6841, Page 349, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Daniel William Rost Hooper, a single man by Warranty deed from Derek A. Schaeffer, unmarried of record in Instrument No. 20130814-0085500 Register's Office for Davidson County, Tennessee, dated August 05, 2013 and recorded on August 14, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 5050, Page 30, and as shown as Exhibit D to Master Deed in Book 6841, Page 390, Register's Office for Davidson County, Tennessee. Master Deed establishing a Horizontal Property Regime of Four Seasons Condominium of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee. By-Laws appended to Master Deed of record in Book 6841, Page 376, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 5158, Page 230, in the Register's Office for Davidson County, Tennessee. Subject to sale and assignment of option of record in Book 5388, Page 503, in the Register's Office for Davidson County, Tennessee. Subject to conveyance of record in Book 4821, Page 20, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of water and sewage services of record in Book 5271, Page 430, in the Register's Office for

Davidson County, Tennessee. Ingress-Egress easement and public utility easement of record in Book 5158, Page 851, in the Register's Office for Davidson County, Tennessee. Engineer's report of record in Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee. Ingress-Egress easement of record in Book 6869, Page 157 and Book 7776, Page 899, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 6869, Page 162 and re-recorded in Book 6870, Page 966, in the Register's Office for Davidson County, Tennessee.

This property, known as 240 Summit Ridge Dr, Nashville, TN 37215
(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 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.

Witness my/our hand(s) this 28th DAY OF February, 2017.

Daniel William Rost Hopper NIKIA William Rost

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel William Rost Hopper, a single man, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2017.

Notary Public

My Commission Expires: 9/7/20

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

