Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Suite 6**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)
File Number:	**WWD-3212S**	)

BILL GARRETT, Davidson County
Trans:T20170042363 DEEDWARR
Recvd: 05/18/17 11:35 3 pgs
Fees:18.00 Taxes:2216.30
20170518-0049418

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Hopson, Jr. and Helen Hopson, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Peter Haslag and Alicia Santiago-Haslag, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the South 73 feet 6 inches front and 61.75 feet rear of Lot No. 27 the North 39 feet and 31.75 feet rear of Lot No. 28 on the Map of Marengo Park, Section "C" as of record in Book 1130, page 21, Register's Office for said County, Said parts of said Lots Nos. 27 and 28 adjoin and front together 112.5 feet on the Westerly side of The Rainbow Road and run back between lines 201 feet more or less on the northerly line of part of Lot No. 27 and 208 feet more or less on the Southerly line of part of Lot No. 28 to a dead line in the rear on which they measure 93.5 feet.

Being the same property conveyed to John Hopson, Jr. and Helen Hopson, Husband and wife by Warranty Deed from Deirdre Kerr and spouse, Anthony Kerr, of record at Instrument No. 20121002-0089608, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3611 Rainbow Place, Nashville, Tennessee 37204

Map and Parcel: 118-14-77

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 15th day of May, 2017.

John Hopson Jr by Helen Hopson Attorney in fact

John Hopson, Jr. by Helen Hopson -Grantor
Attorney in Fact

Helen Hopson

Helen Hopson -Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen Hopson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of May, 2017.

NOTARY PUBLIC

(SEAL)

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2017, before me personally appeared Helen Hopson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Hopson, Jr., acknowledged that such person executed the same as the free act and deed of 3611 Rainbow Place, Nashville, Tennessee 37204

Notary Public

Printed Name: W Davis

My Commission Expires: 12/19/2020

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$599,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 15th day of May, 2017.

Affiant

NOTARY PUBLIC

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission

My commission expires: 9/11/19

Grantee(s) Name, Address:	Send Tax Statement To:
Peter Haslag and Alicia Santiago Haslag	New Owner
3611 Rainbow Place	
Nashville, Tennessee 37215	