WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

File No. RW0002966

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ani Kavafian	New Owner	083-02-0-073.00
(NAME)	(NAME)	
1433 Roberts Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170046830 DEEDWARR
Recvd: 06/02/17 10:21 2 pgs
Fees:13.00 Taxes:1600.25
20170602-0054972

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, I, **John Hopple and wife, Claire Hopple,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ani Kavafian and Bernard Mindich, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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. 11 and part of Lot No. 12 on the Map of Sharpe & Horn's Subdivision of Elwood Place, of record in Book 332, page 18, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Roberts Avenue, at the corner of Lot Nos. 10 and 11; thence with the line between said lots, northerly 170.5 feet to the south margin of an alley; thence with the margin of said alley easterly 53 1/2 feet to the westerly margin of another alley; thence with the margin of said alley, southeasterly 28 feet more or less to the northeast corner of the part of Lot No. 12 conveyed to Charles R. Hazelwood and wife, by deed from Leora Della Fisher, of record in Book 2701, page 633, said Register's Office; thence leaving an alley in a westerly direction 15.8 feet to an iron pin in the east line of Lot No. 11; thence in a southerly direction along the west line of the Hazelwood Lot, 145 feet to an iron pin which is 4.5 feet east of the common corner of Lot Nos. 11 and 12, and being in the north margin of Roberts Avenue; thence west with said Avenue 54.5 feet to the point of beginning.

Being the same property conveyed to John Hopple and wife, Claire Hopple by Warranty Deed from Jonathan B. Cooper and wife, Jill J. Cooper recorded May 15, 2013 as Instrument No. 20130515-0048710, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 31st day of May, 2017.

John Hopple

Claire Hopple by John Hopple as Attorney-in-Fact

Claire Hopple by John Hopple, as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Hopple, individually and as attonrey in fact for Claire Hopple, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 30 day of May, 2017.

RWalters

Notary Public

My commission expires:
8/7/19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206