Bill Garrett Davidson County
Batch# 14219 DEEDWARR
10/16/2017 03:41:12 PM 2 pgs
Fees: $13.00 Taxes: $1,046.73
20171016-0106031

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1334

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laurianne Cates n/k/a Laurianne Cates Linton, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erika Hopkins, unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 20 on the plan of McNish's subdivision of the J.W. McFerrin 6 1/4 Acre Tract, of record in Book 57, page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laurianne Cates, unmarried, by deed from Shad Meier and Adam Meier, as tenants in common, dated January 27, 2010, of record in Instrument No. 20100209-0010252, Register's Office for Davidson County, Tennessee. Laurianne Cates n/k/a Laurianne Cates Linton is married to Mathew Linton who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 710 Hart Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of October, 2017.

Laurianne Cates Linton

Mathew Linton

State of Tennessee)
County of Davidson)

On this 13th day of October, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Laurianne Cates Linton and Mathew Linton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

KENNETH M. BALLEW
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 282,900.00.

Affiant

Sworn and subscribed before me on this the 13th day of October, 2017.

Carmen Coats
Notary Public

My Commission Expires: _____

CARMEN COATS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires January 9, 2018

NEW OWNER:
Erika Hopkins
710 Hart Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
New owner

TAX MAP-PARCEL #:
082-08-0-233.00