THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
John B. Burns John Burns Law, PLC 219 Third Avenue N., Ste. 2000 Franklin, TN 37064	Nelly L. Hopkins Stephen A. Hopkins 448 Siena Drive Nashville, TN 37205	448 Siena Drive Nashville, TN 37205	Nelly L. Hopkins Stephen A. Hopkins 448 Siena Drive Nashville, TN 37205	129 11 0A 448.00 CO

QUITCLAIM DEED

FOR VALUABLE CONSIDERTION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, NELLY L. HOPKINS, wife of deceased PETER J. HOPKINS hereinafter, referred to as "Grantor", has this day bargained, and sold and does transfer and convey unto herself, NELLY L. HOPKINS, unmarried person, and to her son, STEPHEN A. HOPKINS, hereinafter, "Grantees", to hold a joint tenants with right of survivorship, 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 Unit No. 448 as shown on the condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with and undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to PETER J. HOPKINS AND WIFE, NELLY L. HOPKINS by Deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC., dated February 15, 2011, and filed for record on July 18, 2011, in Instrument 20110718-0013938, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to ST. HENRY'S PROPERTY DEVELOPMENT, INC., by Deed from MOST REVEREND DAVID R. CHOBY, BISHOP OF THE CATHOLIC DIOCESE OF NASHVILLE AS TRUSTEE, dated December 17, 2010 and filed for record on December 22, 2010 in Instrument 20101222-0101678, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to PETER J. HOPKINS AND WIFE NELLY L. HOPKINS by Deed from ANNE C. FORD, dated September 16, 2005 and filed for record on September 20, 2005, in Instrument 20050920-0112897, Register's Office for DAVIDSON County, Tennessee. (Leasehold)

Being the same property conveyed to ANNE C. FORD by quitclaim deed of ANNE C. FORD, TRUSTEE OF THE MARY C. FORD RESIDENCE TRUST DATED JUNE 2, 1993, and filed for record on March 24, 2000 i 20000324-0030216, Register's Office for DAVIDSON County, Tenr

Bill Garrett Davidson County
Batch# 18185 DEEDQC
10/25/2017 02:06:16 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171025-0109549

Being the same property conveyed to the TRUSTEE OF THE MARY C. FORD RESIDENCE TRUST, pursuant to Trust Agreement dated June 2, 1993, by Quitclaim Deed of MARY C. FORD dated June 2, 1993, and recorded June 4, 1993, in Book 8972, Page 385, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed and leased to MARY C. FORD by deed of ST. HENRY'S PROPERTY DEVELOPMENT, INC., dated June 13, 1985, and recorded June 13, 1985, in Book 6582, Page 84 Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to the following:

1.) Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but no limited to the St. Henry's Property Development, Inc., Ground Lease(s) of record, beginning on Book 5961 page 657 Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in Instrument No. 20101228-0102374 and the leasehold interest of the current owner/occupants of the unit.

2.) Provisions of the Tennessee Condominium Act of 2008, Tennessee Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

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

GRANTOR does for the Grantor and the Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that Grantor's husband, PETER J. HOPKINS, died on July 1, 2016, in Nashville, Tennessee; that the premises are free form all encumbrances, unless otherwise noted above; that Grantor has a good right to convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS the signature of the Grantor, this the 18 day of January, 2017.

Nelly L Hopkins

NELLY L. HOPKINS

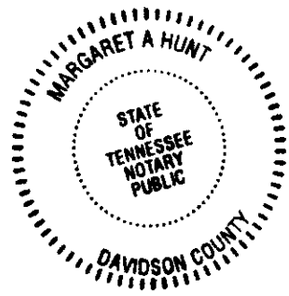
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, duly commissioned and qualified, NELLY L. HOPKINS, the within named bargainor, 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 the purposes therein contained.

Witness my hand and seal at office this 18th day of January, 2017.

Margaret A. Hunt
Notary Public

My Commission Expires: 5-6-2019



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Affidavit of Value

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

Nelly L Hopkins
NELLY L. HOPKINS

Stephen A. Hopkins
STEPHEN A. HOPKINS

MARGARET A HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, duly commissioned and qualified, NELLY L. HOPKINS and STEPHEN A. HOPKINSn, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that each executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 18 day of January, 2017.

Margaret A. Hunt
Notary Public

My Commission Expires: 5-6-2019

NOTE TO REGISTER'S OFFICE: This conveyance is exempt from the payment of the privilege tax because it is made for the purpose of a deed executed by an executor to implement a testamentary devise. See Tennessee Code Annotated Section 67-4-409(a)(4)

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