File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 26039 DEEDWARR
11/15/2017 02:29:22 PM 2 pgs
Fees: $13.00 Taxes: $8,876.30
20171115-0117523

W & I Ref: (DM) Title No.: 59262
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Harold E. Jackson, III 2018 Fransworth Drive Nasville, TN 37205	Suntrust Mortgage Inc. 901 Semmes Avenue RVW 5023 Richmond, VA 23224

TAX MAP PARCEL NUMBERS: 116020B00100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,399,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stanley Hopp and Robin Hopp, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harold E. Jackson, III**, 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:**

Land in Davidson County Tennessee, being Lot No. 5 on the Plan of Hill Place of record in Book 7900, page 913 and pages 923-932 (at page 924) as amended by Surveyors Certificate of Correction in Book 10058, page 112, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Stanley Hopp and spouse, Robin Hopp by Warranty Deed from H.G. Hill Realty Company, a Tennessee Corporation, dated November 13, 1995 and recorded on November 16, 1995 of record in Book 9861, page 694, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 913 and pages 923-932 (at page 924) as amended by Surveyors Certificate of Correction of record in Book 10058, page 112, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement Deed to Sprint Communication Company, L.P. of record in Instrument No. 20140114-0003778, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20010510-0048634, Instrument No. 20000322-0029124, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 2018 Fransworth Drive, Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 14th day of November, 2017.

Stanley Hopp

Stanley Hopp

Robin Hopp

Robin Hopp

State of Tennessee

County of Davidson

On this 14th day of November, 2017, before me the undersigned authority, personally appeared Stanley Hopp and Robin Hopp, 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.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $2,399,000.00.

Affiant

Sworn and subscribed before me this 14th day of November, 2017.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019