WARRANTY DEED

Preston D Matthews
State of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 343,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2017

Notary Public:

MY COMMISSION EXPIRES: 06-22-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jeffrey B. Green	First National Bank of Middle	Parcel ID:
2120 Gina Lane	Tennessee 1000 Williams Dr. Ste. 301	086040D00300CO
Hermitage, TN 37076	Murfreesboro, TN 37129	

FOR AND IN 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, we

Megan E. Hopkins f/k/a Megan E. Suggs and husband, Bradley L. Hopkins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jeffrey B. Green , unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 3, on the Plan of Tulip Reserve Subdivision, of record in Instrument 20091211-0113296, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Megan E. Suggs, an unmarried woman, by deed from George Dunn General Contractor Inc. of record in Instrument 20111101-0084902, said Register's Office, dated October 31, 2011. The said Megan E. Suggs having since married and is now known as Megan E. Hopkins.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20100712-0054510, as corrected in Instrument 20100812-0063715 and Instrument 20100712-0054511, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20091211-0113296, said Register's Office; (3) Drainage Easement of record in Book 8275, Page 576, Register's Office for said County; (4) Stormwater Management Inspection & Maintenance Agreement of record in Instrument 20080118-0005993, Register's Office for said County.

Megan E. Suggs and Megan E. Hopkins being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2120 Gina Lane, Hermitage, TN 37076

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.

Bill Garrett Davidson County
Batch# 36432 **DEEDWARR**
12/12/2017 01:40:14 PM 2 pgs
Fees: $13.00 Taxes: $1,269.10

20171212-0126683

Witness my hand this 8th day of December, 2017.

Megan E. Hopkins

Bradley L. Hopkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Megan E. Hopkins f/k/a Megan E. Suggs and husband, Bradley L. Hopkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN