Bill Garrett Davidson County
Batch# 50476 DEEDWARR
01/23/2018 11:57:32 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20180123-0006909

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW17676

Send Tax Bills To:
SAME AS NEW OWNER

New Owner is:
Nicholas Ray Carulla
3009 White Park Drive
Nashville, TN 37211

MAP: 172-10-0C
PARCEL: 008.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Monica Lea Hopkins, an unmarried woman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nicholas Ray Carulla**, unmarried, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 3009 White Park Drive, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 8, as shown on the Final Plat of Parkside Subdivision, of record as Instrument No. 20140613-0051708, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

BEING the same property conveyed to Monica Lea Hopkins, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 12/10/15 and recorded 12/11/15 in Instrument No. 20151211-0124980, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of January, 2018.

GRANTOR:

Monica Lea Hopkins

Monica Lea Hopkins

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Monica Lea Hopkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 9th day of January, 2018.

Margaret R. Means Notary Public State of Tennessee Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

SWORN TO and subscribed before me this 9 day of January, 2004.

NOTARY PUBLIC

My commission expires: 6-30-2019

April G. Nichols State of Tennessee Notary Public Williamson County