Bill Garrett Davidson County
Batch# 52545 DEEDWARR
01/29/2018 10:13:24 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20180129-0008846

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th ~~DAY OF~~ January, 2018.

Notary Public
MY COMMISSION EXPIRES: 8/18/18
File No. G17-0398D

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Scott Baker, a married man, and Ben Wilson, a married man | Same address | 44-14-67 |
| (NAME) | (NAME) | |
| 2996 Melbourne Terrace ~~1110 Fowler Street~~ | as new owner (STREET ADDRESS) | |
| (STREET ADDRESS) | | |
| mt. Juliet, TN 37122 ~~Old Hickory, TN 37138~~ | (CITY) (STATE) (ZIP) | |
| (CITY) (STATE) (ZIP) | | |

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 HEREBYACKNOWLEDGED, WE, **Jon G. Hopper, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Baker, a married man, and Ben Wilson, a married man,** 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:

Land in Davidson County, Tennessee, being Lot No. 111 and 112 on the plan of ROLLING GREEN, SECTION 1, as shown by plat of record in Plat Book 1424, Page 75, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jon G. Hopper (erroneously referred to as Jon G. Hooper in prior deed of record), married man from Barbara A. Stark Trustee for The Carl M. Stark Family Trust, by Deed dated June 26, 2015, as Instrument No. 20150707-0065665 and Scrivener's Affidavit of record in Instrument # 20180104-0001452, in the Register's Office for Davidson County, Tennessee.

The subject property is not the marital residence of the grantor nor the grantor's spouse.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 75, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 1942, page 528, Register's Office for Davidson County, Tennessee.

3. Amendment to Utility Easement of record in Instrument No. 20030423-0054317, said Register's Office.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1110 Fowler Street, Old Hickory, TN 37138.

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. Whenever 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 my/our hand(s) this 18th day of January, 2018.

Jon G. Hopper

January 18, 2018
Date

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 Jon G. Hopper, married, the bargainor(s), 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, this 18th day of January, 2018.

My Commission Expires: 8/27/2018

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

*PREPARED BY ~~AND RETURN TO:~~*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

**Record and Return To:**
**Limestone Title & Escrow, LLC**
**3173 South Church Street**
**Murfreesboro, TN 37127**