Record & Return
Mail
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

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Brentwood, TN 37027

WARRANTY DEED

Bill Garrett Davidson County
Batch# 61300 DEEDWARR
02/22/2018 09:11:34 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180222-0016727

B-ELAM-18-2605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark B. Hosny and Penny P. Hosny	Legacy Home Loans	
(NAME)	(NAME)	172-15-0A-268.00-CO
2605 Polo Court	8119 Isabella Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN B. HOPWOOD AND WIFE, MARCI M. HOPWOOD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK B. HOSNY AND PENNY P. HOSNY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 275 on the Plan of Section Thirteen, Holt Woods, R20 Residential P.U.D. of record in Plat Book 9700, Page (s) 598 and 599, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin B. Hopwood and wife, Marci M. Hopwood by Warranty deed from Jill Diane Templeton, now Chandler of record in Instrument No. 20000901-0086876 Register's Office for Davidson County, Tennessee, dated August 31, 2000 and recorded on September 01, 2000.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 598 and 599, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9570, Page 22, amended in Book 9693, Page 68, Book 9745, Page 39, Book 9745, Page 41, Book 9745, Page 43, book 9933, Page 151, Book 9933, Page 153, Book 10062, Page 821, Book 10256, Page 504, Book 10256, Page 506 (re-recorded in Book 10258, Page 142), Book 10469, Page 57, Book 10800, Page 575, and Book 11096, Page 143, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.
- PUD Boundary Addition of record in Book 7900, Page 668, in the Register's Office for Davidson County, Tennessee.
- Charter of the Homeowner Association of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Open Space of record in Instrument No. 20020807-0095356, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10584, Page 124, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.
- Joint Roadway and Maintenance Agreement of record in Book 5707, Page 706, amended in Book 5720, Page 183, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2605 Polo Court, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 9th DAY OF FEBRUARY, 2018.

Kevin B. Hopwood

Marci M. Hopwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN B. HOPWOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of February, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCI M. HOPWOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of February, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
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Nashville, TN 37212