Box 14
G30545-4

WARRANTY DEED

Bill Garrett Davidson County
Batch# 70108 DEEDWARR
03/16/2018 09:41:33 AM 2 pgs
Fees: $13.00 Taxes: $3,459.50
20180316-0024953

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$935,000.00.**

Emma Dee Mills
Affiant

Subscribed and sworn to before me, this the 15th day of March, 2018.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephanie Lynn Ballou & Emma Dee Mills	**"New Owner"**	**117-07-4-E-002.00co**
3414B Hopkins Street		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wayne A. Evans and wife, Michele L. Evans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Lynn Ballou, a married woman and Emma Dee Mills, a married woman, married to each other

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 Unit No. "B" on the Plan of 3414 Hopkins Street Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 3414 Hopkins Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160916-0097685, and as amended in Instrument No. 20180302-0020148, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 3414 Hopkins Street Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20160916-0097685, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Wayne A. Evans and wife, Michele L. Evans by Deed dated September 17, 2002, from Frances Arnold Case, a widow, of record in Instrument No. 20020924-0116559, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "C" to the Declaration of record in Instrument No. 20160916-0097685, said Register's Office for Davidson County, Tennessee, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for 3414 Hopkins Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160916-0097685, and as amended in Instrument No. 20180302-0020148, Register's Office for Davidson County, Tennessee.**

3) **Bylaws of 3414 Hopkins Street Townhomes, a Horizontal Property Regime as appended thereto as "Exhibit B" to said Declaration of Covenants, Conditions and Restrictions.**

4) **Charter of 3414 Hopkins Street Townhomes Association of record in Instrument No. 20161024-0112395, said Register's Office.**

5) **Conveyance of common area to 3414 Hopkins Street Townhomes Association of record in Instrument No. 20161024-0112396, said Register's Office.**

6) **Attorney's Certificate for 3414 Hopkins Street Townhomes of record in Instrument No. 20161025-0112496, said Register's Office.**

7) **All matters shown on the Plan of record in Plat Book 547, Page 156, said Register's Office.**

8) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as **3414B Hopkins Street, Nashville, TN 37215**

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 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.

Witness my/our hand(s) this **15th** day of **March, 2018.**

Wayne A. Evans

Michele L. Evans

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Wayne A. Evans and Michele L. Evans,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this **15th** day of **March, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21