Bill Garrett Davidson County
Batch# 74261 DEEDWARR
03/28/2018 09:19:45 AM 3 pgs
Fees: $18.00 Taxes: $203.50
20180328-0028787

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

Affiant

Sworn to and subscribed before me on this the 26 day of March, 2018.

NOTARY PUBLIC
My Commission Expires: 1-26-21

MORTGAGEE:

Address New Owner: Ms. Laura A. Boos
2027 Forrest Green Drive
Nashville, TN 37216

Send Tax Bills to: Same as Owner

Map-Parcel 030 00 0 266.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **SARIAH M. HOPKINS, a married person**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **LAURA BOOS, unmarried**, hereinafter called GRANTEES, their heirs and assigns, their interest in a certain tract or parcel of land in Sumner County, State of Tennessee, described as follows:

BEING located in the 14th Civil District of Davidson County, TN, on the South side of Seymour Hollow Road and being described pursuant to Affidavit with attached Survey of the Robert Joel Hopkins and Sariah Hopkins Property dated September 27, 2007, and described as follows:

TRACT #7: BEGINNING at an iron rod in the South margin of Seymour Hollow Road, same being the Northeast corner of Tract #8 of the Hopkins Property (5.01 acres as per survey of same date) and the Northwest comer of this tract, also being North 81 degrees 06 minutes 29 seconds East 142.63 feet from a 14-inch .walnut tree in the east boundary of Jason K. Forrest (IN #20030312-0033005, RODCT) as you measure along said margin; thence with said margin North 81 degrees 06 minutes 29 seconds East 124.00 feet to an iron rod in said margin; thence leaving road with line of Tract #6 of the Hopkins property (5.20 acres as per survey of same date) South 01 degree 57 minutes 40 seconds West 369.78 feet to an iron rod; thence South 42 degrees 49 minutes 49 seconds West 840.25 feet to an iron rod; thence with line of Martha Swah (IN #20020619-0074092, RODCT) North 82 degrees 15 minutes 04 seconds West 138.16 feet to an iron rod at a sassafras snag; thence North 64 degrees 14 minutes 39 seconds West 64.88 feet to an iron rod at a snag; thence with line of David Lee Gunderson North 15 degrees 15 minutes 20 seconds East 100.29 feet to a metal post; thence North 12 degrees 46 minutes 21 seconds East 51.28 feet to an iron rod; thence with line of said Tract #8 North 49 degrees 38 minutes 50 seconds East 800.78 feet to an iron rod; thence North 01 degree 57 minutes 40 seconds East 254.67 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Dean Carman., Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville., Tennessee, 37074 dated September 27, 2007.

BEING the same property conveyed to SARIAH M. HOPKINS, married by Quitclaim Deed dated August 20, 2012, and executed by ROBERT JOEL HOPKINS and wife, SARIAH M. HOPKINS and recorded as Instrument No. 20120828-0077720, Register's Office for Davidson County, TN.

This is not marital residence property.

This is unimproved property known as 5040 Seymour Hollow Road, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

WITNESS (my/our) hand(s) this the 26 day of March, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SARIAH M. HOPKINS

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Sariah M. Hopkins, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 26 day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 1-26-21