Bill Garrett Davidson County
Batch# 93415 DEEDWARR
05/17/2018 11:12:33 AM 2 pgs
Fees: $13.00 Taxes: $553.15
20180517-0047269

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church St.
Murfreesboro, TN 37130
18-0102M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

ANGIE VALENTINI-SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2018

Notary Public
Commission Expires: 12/1/2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kelly L. Abaya, 1313 Hickory Park Ct W Antioch, TN 37013	Churchill Mortgage Corporation 761 Old Hickory Blvd., Ste 400 Brentwood, TN 37027	162-16-0-035.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

June Marie Hopkins, widowed

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly L. Abaya, a single woman

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. 44A on the plan of Hickory Park Villas, Section Three, Zone Lot Division, Lots 41 through 47, as of record in Book 6250, Page 591, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Randall K. Hopkins and wife, June Marie Hopkins by Warranty Deed from Maxie Patton, Trustee, dated 11/30/87 and recorded 12/8/87 in Book 7421, Page 340, Register's Office for Davidson County, Tennessee.

Power of Attorney for Maxie Patton of record in Book 6703, Page 523, said Register's Office.

The said Randall K. Hopkins having since died 4/29/16 leaving June Marie Hopkins as the sole tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1313 Hickory Park Ct W, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of May, 2018.

June Marie Hopkins

June Marie Hopkins,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

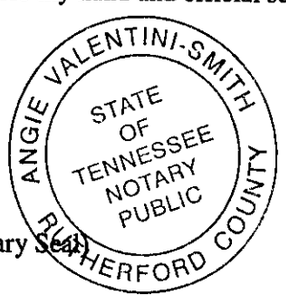
Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

June Marie Hopkins

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 15th day of May, 2018.

Notary Public
My Commission Expires: 12/1/2020



(Notary Seal)