Bill Garrett Davidson County
Batch# 120585 DEEDWARR
07/25/2018 11:43:24 AM 2 pgs
Fees: $13.00 Taxes: $1,881.08
20180725-0072537

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18281

Send Tax Bills To:

SAME / NEW OWNER

New Owner is:
Jennifer C. Hopson
Mikell L. Hopson
2837 Sugartree Road
Nashville, TN 37215

MAP: 117-09-0
PARCEL: 104.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mary T. Lucus**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jennifer C. Hopson and Mikell L. Hopson, spouses married to each other**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 2837 Sugartree Road, Nashville, TN 37215

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 87 on the plan of Woodmont Estates, Section 2, as of record in Book 1130, Page 99, Register's Office for Davidson County, Tennessee.

SAID Lot No. 87 fronts 115 feet on the southerly side of Sugar Tree Road and runs back 174.3 feet on the easterly line and 178 feet on the westerly line to a dead line, measuring 110.3 feet thereon.

BEING the same property conveyed to Mary T. Lucus by Quitclaim Deed from William R. Lucus, dated 8/23/88 and recorded 9/14/88 in Book 7651, Page 818; and the same property previously conveyed to William R. Lucus et ux, Mary T. Lucus by Warranty Deed from Patsy Pierce Templeton Harrelson et vir, Rodney H. Harrelson, Raymond Pierce and Rosalie Pierce, dated 10/24/85 and recorded 10/25/85 in Book 6692, Page 384, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and, have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of JULY, 2018.

GRANTOR:

Mary T. Lucus

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mary T. Lucus**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of JULY, 2018.

Notary Public

My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $508,400.00.

Affiant

SWORN TO and subscribed before me this 13th day of JULY, 2018.

NOTARY PUBLIC
My commission expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.