WARRANTY DEED

Bill Garrett Davidson County
Batch# 128282 DEEDWARR
08/13/2018 12:12:37 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180813-0079663

File No. RW0004359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2018.

JENNA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

J Walters
Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria E. Hopper	Victoria E. Hopper	061-07-0-205.00
(NAME)	(NAME)	
4207 Glynda Dr	216 Oak Manor Plaza	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	Martinez, CA 94553	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jade E. Fox, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victoria E. Hopper, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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. 22 on the Plan of Young-Dale Subdivision of record in Plat Book 2330, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 72 feet on the West side of Glynda Drive and runs back between lines, 229.4 feet on the North line and 215.4 feet on the South line to the East right-of-way line of the L & N Railroad, as now used, on which it measures 73.5 feet.

Being the same property conveyed to Jade E. Fox, an unmarried person by Warranty Deed from Douglas A. Brooks and Lynn E. Brooks, husband and wife of record in Instrument No. 20130506-0045688 Register's Office for Davidson County, Tennessee, dated May 01, 2013 and recorded on May 06, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4207 Glynda Dr, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 7 day of August, 2018.

Jade E. Fox

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand this 7 day of August, 2018.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206