18-0246

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Bill Garrett Davidson County Batch# 128612 **DEEDWARR** 08/14/2018 10:43:39 AM 2 pgs Fees: $13.00 Taxes: $1,036.00 20180814-0080171	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$280,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 6, 2018.** Notary Public MY COMMISSION EXPIRES: 2/22/22 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0246**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barton Wade Hopper, Jr. and Maria A. Renteria	**US Bank Home Mortgage**	**95-10-109**
(NAME) **2132 Sanborn Dr.**	(NAME) **4801 Frederica Street**	
(ADDRESS) **Nashville,TN 37210**	(ADDRESS) **Owensboro, KY 42301**	
(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, WE, **Adam Scully and Tia Scully, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barton Wade Hopper, Jr., a single man and Maria A. Renteria, 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. 203 and the north part of Lot No. 204 on the Plan of Elm Hill Acres, Section 3, as of record in Book 2330, Page 77, Register's Office for said County, described as follows:

Said Lot No. 203 and north part of Lot No. 204 front together 85 feet on the northeasterly margin of Sanborn Drive and extend back 320.7 feet, more or less, on the westerly side and 256.9 feet, more or less on the easterly side to the center of Sims Branch and measuring 143 feet more or less along said branch.

Being the same property conveyed to Chapel Baptist Church by Warranty Deed from Pail Campbell and wife, Gertrude Pauline Campbell, dated June 23, 1960, filed of record in Book 3097, Page 325, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Adam Scully and Tia Scully, husband and wife, by Warranty Deed from Harsh Chapel Baptist Church N/K/A Scenic View Baptist Church, dated April 11, 2018 , filed of record in Instrument No. 20180417-0035970, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2132 Sanborn Dr., Nashville, TN 37210**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **6th** day of **August, 2018**.

Adam Scully

Tia Scully

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Adam Scully and Tia Scully**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **6th** day of **August, 2018**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY