Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV18-1215

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-KH-18-489

Karen Y Johnson Davidson County
Batch# 164430 **DEEDWARR**
11/21/2018 12:31:49 PM 2 pgs
Fees: $13.00 Taxes: $1,100.75

20181121-0114674

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of November, 2018

Stephanie Dome
Notary Public

Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Heather B. Hopkins 489 Parmley Drive Nashville, TN 37207	new owner	049-10-0A-070.00 CO

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,

Andrea S. Johnson, married

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

Heather B. Hopkins, 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. 70 on the Final Plat, Parmley Cove, Phase III, as shown on plat of record in Instrument No. 20160913-0096212, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Andrea S. Johnson, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 1/12/17 and recorded 1/17/17 in Instrument No. 20170117-0004766, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor grantor's spouse.

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: 489 Parmley Drive, Nashville, TN 37207

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 16th day of November, 2018.

Andrea S. Johnson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea S. Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of November, 2018.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20