Karen Johnson Davidson County
Batch# 220684 DEEDWARR
04/23/2019 08:39:31 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20190423-0036958

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Anne Claire Clauer and
Garrett Johnson
2020 Earlington Drive
Nashville, TN 37215

SEND TAX BILLS TO
New owner

MAP/PARCEL
144-16-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PAUL F. SOPER AND STEPHANIE TIPTON SOPER, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **ANN CLAIRE CLAUER, UNMARRIED AND GARRETT JOHNSON, UNMARRIED, AS TENANTS IN COMMON, WITH RIGHTS OF SURVIVORSHIP**, ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors 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. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 18th day of April, 2019.

PAUL F. SOPER

STEPHANIE TIPTON SOPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, **TRICIA BALL**, a Notary Public of the State and County aforesaid, personally appeared **PAUL F. SOPER AND STEPHANIE TIPTON SOPER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 18th day of April, 2019.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,000,000.00**

Sworn to and subscribed before me this 18th day of April, 2019.

Notary Public

My Commission Expires: _____

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 444, as shown on the map entitled Hillsboro Park, Section IV, of record in Plat Book 2331, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PAUL F. SOPER AND STEPHANIE TIPTON SOPER, HUSBAND AND WIFE, by deed from BRUCE ARTHUR WEAVER AND VICKIE LYNN WEAVER GOODLETT, DEVISEES UNDER THE WILL OF ANNETTE M. WEAVER (ALSO KNOWN AS MARJORIE A. WEAVER), of record in Instrument No. 20080204-0011146, dated January 31, 2008, said Register's Office.