Karen Johnson Davidson County
Batch# 234797 DEEDWARR
05/24/2019 02:58:50 PM 2 pgs
Fees: $13.00 Taxes: $614.20
20190524-0049610

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60479
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John N. Hopson 1029 Rachels Square Drive Hermitage, TN 37076	new owner

TAX MAP PARCEL NUMBERS: 07511017400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$166,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelly Mercier, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John N. Hopson, single man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 96A on the Plan of Zone Lot Division of Lots 80-107, Rachels Square, Section Two, now known as Colony Downs by amendment of record in Book 8030, page 757, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same propety conveyed to Kelly Mercier, a single woman, by Warranty Deed from Chad Ravert, dated April 30, 2014 and recorded on May 5, 2014 of record in Instrument No. 20140505-0037713, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 542, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6619, page 777, amended in Book 8030, page 757, Register's Office.

This is improved property, known as 1029 Rachels Square Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RER-19-1029

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of May, 2019.

Kelly Mercier

State of South Carolina

County of Horry

On this 16th day of May, 2019, before me the undersigned authority, personally appeared Kelly Mercier, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 10/18/2028

JASMINE S. MOORE
My Commission Expires
NOTARY PUBLIC
10-18-2028
STATE OF SOUTH CAROLINA

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $166,000.00.

Affiant

Sworn and subscribed before me this 23rd day of May, 2019.

Notary

My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023