Karen Johnson Davidson County
Batch# 273688 DEEDWARR
08/20/2019 09:05:07 AM 2 pgs
Fees: $13.00 Taxes: $1,289.45
20190820-0083224

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190822042

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $348,500.00.

Affiant

Subscribed and sworn to before me, this 19th day of August, 2019.

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander G. Hopkins 379 Blackman Road Nashville TN 37211	New Owner	Tax Parcel ID No. 146 08 0 080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AKJ Real Estate, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander G. Hopkins, an unmarried man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 407, SECTION SIX, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2331, Page 1-2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to AKJ Real Estate, LLC by Warranty Deed from Christopher E. Brown, married, of Record in Instrument No. 20190213-0013620 in the Register's office of Davidson County, Tennessee, Dated February 11, 2019 and recorded on February 13, 2019.

Being the same property conveyed to Christopher E. Brown by Warranty Deed from James Merwin Carroll, Executor for the Estate of David Hemminghaus and Phyllis Joanne Carroll, Individually, of Record in Instrument No. 20111205-0094688 in the Register's office of Davidson County, Tennessee, Dated November 18, 2011 and recorded on December 05, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX, CRIEVE HALL ESTATES, as recorded in Plat Book 2331, Page(s) 1-2.

Restrictive Covenants as set forth in Building Restrictions recorded in Book 2332, Page 92.

This is improved property located at 379 Blackman Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2019.

AKJ Real Estate, LLC.

By: _____
Kim Jensen, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kim Jensen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole member (or other officer authorized to execute the instrument) of AKJ Real Estate, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 19th day of August, 2019.

_____
Notary Public

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

PREPARED BY:
BANKERS TITLE & ESCROW CORP
8107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO: