Karen Johnson Davidson County
Batch# 275620 DEEDWARR
08/23/2019 08:59:24 AM 2 pgs
Fees: $13.00 Taxes: $1,013.80
20190823-0084859

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

CRT File No. 190621136

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$247,000.00~~ $274,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2019.

Notary Public
My Commission Expires: March 3, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Alan Young 1352 Crown Point Place Nashville TN 37211	New Owner	Tax Parcel ID No. 161-06-0A-193.00 CO

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, **James Fredrick Hopper, Jr. and Chandler Hopper, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Alan Young, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee being Unit 193 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record as Instrument Number 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Fredrick Hopper, Jr. and Chandler Hopper, husband and wife by Warranty Deed from Lauren Dearing (a/k/a Laura Breeding) and Justin Dearing, wife and husband, recorded on the 1st day of July, 2015 in Instrument No. 20150701-0063476, in the Register's Office of Davidson County, Tennessee.

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 OAK HILL TOWN HOMES, PHASE 3, LOT 3, as recorded in Instrument No. 20080605-0058042.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070614-0071397, as made applicable to Phase Three by Supplemental Declaration recorded at Instrument No. 20080709-0070601.

Easement for Right of Way, Maintenance and Roads, recorded in Instrument Nos. 20070806-0093403 and 20070720-0086511.

Easement for Storm Water Detention Agreement, recorded in Instrument Nos. 20070205-0014422 and 20070404-0040188.

Conveyance for Common Area/Open Space recorded at Instrument No. 20080909-0092190.

This is improved property located at 1352 Crown Point Place 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 15th day of August, 2019.

James Fredrick Hopper, Jr.

Chandler Hopper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Fredrick Hopper, Jr. and Chandler Hopper, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2019.

Notary Public

My Commission Expires:

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021