Karen Johnson Davidson County
Batch# 324076 DEEDWARR
12/03/2019 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20191203-0124576

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Carey Jane Hardison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0918

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard E. Hardison and Carey Jane Hardison, husband and wife	Wells Fargo Bank, N.A.	Map: 086140B07300
(NAME) 2716 Fleet Dr.	(NAME) PO Box 51162	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Los Angeles, CA 90051-5462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HELESE H. VIATOR, TRUSTEE OF THE HOPKINS FAMILY LIVING TRUST U/A/D APRIL 10, 1991, AND AMENDED FEBRUARY 6, 2000, AND RESTATED OCTOBER 18, 2016,,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICHARD E. HARDISON AND CAREY JANE HARDISON, HUSBAND AND WIFE,

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. 23 on the Final Plat of Fleetwood Subdivision, Phase Two, being a Planned Unit Development, of record in Plat Book 6900, Page738, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Homer P. Hopkins and Deta F. Hopkins, Trustees of The Hopkins Family Living Trust, dated April 10, 1991, by Quitclaim Deed from Homer P. Hopkins and Deta F. Hopkins, husband and wife, of record in Instrument No. 20140429-0035748, dated April 25, 2014, Register's Office for said County. And being the same property conveyed to Homer P. Hopkins and Deta F. Hopkins, husband and wife, by deed from Beverly E. Cole, an unmarried individual, of record in Instrument No. 20060501-0049486, dated April 28, 2006, said Register's Office.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 738, amended in Book 10944, Page 480, said Register's Office; (3) Charter for Homeowner's Association of record in Book 7114, Page 370, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7170, Page 987, in Instrument No. 20190605-0053952 and Instrument No. 20110526-0040493, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2716 Fleet Dr., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 2nd day of December, 2019.

The Hopkins Family Living Trust U/A/D April 10, 1991
and amended February 6, 2000, and restated October 18, 2016

BY: Helese H. Viator
Helese H. Viator
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Helese H. Viator, Trustee of The Hopkins Family Living Trust U/A/D April 10, 1991, and amended February 6, 2000, and restated October 18, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of The Hopkins Family Living Trust U/A/D April 10, 1991, and amended February 6, 2000, and restated October 18, 2016, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Helese H. Viator, as Trustee.

Witness my hand and official seal this 2nd day of December, 2019.

My commission expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.