Karen Johnson Davidson County
Batch# 356772 DEEDWARR
02/11/2020 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20200211-0015692

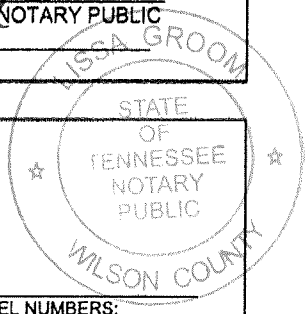
STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $248,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of February, 2020.

NOTARY PUBLIC

My commission expires: 9.16.2020



THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jacob W. Hopkins and Allie D. Hopkins	First Community Mortgage Inc.	04309011100
(NAME)	(NAME)	
610 Bixler Avenue	262 Robert Rose Drive, Ste. 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Hollace R. McKinley and Myrna McKinley, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jacob W. Hopkins and Allie D. Hopkins, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, being the southerly one-half (1/2) of Lot No. 13 of Block "E" on the plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee and further described as follows:

The said lot fronts 50 feet on the east side of Bixler Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Robert and Ruth Hutchison, husband and wife, by deed from Mark Johnson and wife, Susan Johnson dated December 27, 2016 and recorded as Instrument No. 20161229-0136883, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hollace R. McKinley and Myrna McKinley, husband and wife, by deed from Robert Hutchison and Ruth Hutchison, husband and wife, dated March 22, 2019 and recorded as Instrument No. 20190326-0027171, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 610 Bixler Avenue, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of February, 2020.

Hollace R. McKinley

Myrna McKinley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hollace R. McKinley and Myrna McKinley, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of February, 2020.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

