Box 14
G32870-4
Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

WARRANTY DEED

Karen Johnson Davidson County
Batch# 361759 DEEDWARR
02/24/2020 09:15:48 AM 2 pgs
Fees: $13.00 Taxes: $1,502.20

20200224-0019981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 2020.

Notary Public

MY COMMISSION EXPIRES: 8/6/2023
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Toro Title, LLC, 933 E Trinity Lane, Nashville, TN 37207

File No.: 19-0091

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jessica Johnson	CapStar Bank	093150D00100CO
(NAME) 7725 Gateway # 1302	(NAME) 2002 Richard Jones Rd. Ste 300A	
(ADDRESS) Irvine, CA 92618 (CITY) (STATE) (ZIP)	(ADDRESS) Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
STANLEY G HOPP,
HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, JESSICA LEE JOHNSON AND NICHOLAS K. BARB, WIFE AND HUSBAND, 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 Unit No. A on the Plan of 1044 2nd Avenue South Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 2nd Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170320-0027082 and as amended in Instrument No. 20190618-0058576, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 1044 2nd Avenue South Townhomes, shown on Exhibit "B" to the Amendment to the Declaration of Covenants of record in Instrument No. 20190618-0058576, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Stanley G. Hopp by Quitclaim Deed from Olympus Development LLC, a Tennessee Limited Liability Company dated April 4, 2017, recorded in Instrument Number 20170405-0033443, Register's Office for Davidson County, Tennessee. This residence has never been the primary residence of the Grantor.

The property is subject to any and all existing easements and restrictions of record including the following:

*Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.

*Subject to all matters as shown on the Plan of record described in Instrument Number 20170320-0027082 and amended in Instrument Number 20190618-0058576, Register's Office for Davidson County, Tennessee.

This is unimproved ☐ improved ☒ property, known as 1044A 2nd Avenue South, Nashville, TN 37210

(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 our hands this 20th day of February, 2020.

Stanley G. Hopp

Stanley G Hopp

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20th day of February , 2020, before me personally appeared Stanley G Hopp known 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 that such person executed the same as such person's free act and deed.

Sworn to and subscribed before me this the 20th day of February, 2020.

Julie Coone

NOTARY PUBLIC

My Commission Expires: 6-14-2023

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY