THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426352**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $441,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2020. Notary Public My Commission Expires: 2.19.24

JESSICA E. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 402254 DEEDWARR
05/18/2020 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,631.70
20200518-0051308

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Milton Hugh Hamilton, IV and Laura Claiborne Hamilton 623 Brentlawn Road Nashville TN 37220	~~New Owner~~ Movement Mortgage 8024 Calvin Hall Road Indian Land, SC 29707	Tax Parcel ID No. 146-15-0-116.00

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, **Paul T. Hoppe and Bonnie M. Hoppe, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Milton Hugh Hamilton, IV and Laura Claiborne Hamilton, husband and wife**, ("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 Lot No. 5 on the Plan of Brentwood Hall Annex of record in Plat Book 2330, Page 69, in the Register's Office for Davidson County.

Said Lot no. 5 fronts 81.8 feet on the Westerly side of Brentlawn Road and extends back between line 199 feet on the Northerly line and 203.6 feet on the Southerly line to a dead line measuring 98.7 feet.

Being the same property conveyed to Paul T. Hoppe and Bonnie M. Hoppe, husband and wife by Warranty deed from Allyson Forkum, a widow of record in Instrument No. 20171201-0122809 Register's Office for Davidson County, Tennessee, dated November 29, 2017 and recorded on December 01, 2017.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 69, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2330, Page 69 and Book 2491, Page 319, in the Register's Office for Davidson County, Tennessee

Easement of record in Book 5756, Page 618, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 623 Brentlawn Road Nashville TN 37220

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 12th day of May, 2020.

Paul T. Hoppe

Bonnie M. Hoppe

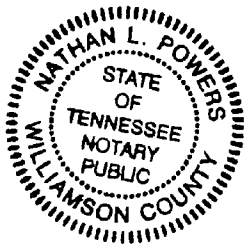
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul T. Hoppe and Bonnie M. Hoppe, 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 12th day of May, 2020.

Notary Public

My Commission Expires: 01/17/21



True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

