RECORDING INFORMATION

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $235,900.00.

Affiant

Sworn to and subscribed before me this 19th day of June, 2020.

Notary Public

My Commission Expires: 11/22/2021

(SEAL)

Karen Johnson Davidson County
Batch# 423082 DEEDWARR
06/22/2020 01:26:26 PM 3 pgs
Fees: $18.00 Taxes: $872.83
20200622-0066803

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
James K. Wilkins and Sandra D. Wilkins 21 Rolling Meadows Drive Goodlettsville, TN 37072-4117	Eustis Mortgage 798 S. Rampart St. New Orleans, LA 70113	033-04-0A-021-00-CO

This Indenture is made on the 19th day of June, 2020, by and between **SUSANNE E. HOPPER** ("Grantor"), and **JAMES K. WILKINS AND SANDRA D. WILKINS, HUSBAND AND WIFE** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 21, as shown on the plat of Rolling Meadows, Section I, of record in Plat Book 6250, page 504, Registers Office for Said County and State, together with an undivided membership in Rolling Meadows Townhomes Association, all the described in Book 6591, Page 194, Reisters office for said county and state.

Being the same property conveyed to Susanne E. Hopper by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington D.C., of record in Instrument No. 20000201-0010135, in the Register's Office for Davidson County, Tennessee, dated January 18, 2000 and recorded on February 10, 2000.

This is improved property known as 21 Rolling Meadows Drive, Goodlettsville, TN 37072.

This conveyance is being made subject to:

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

2. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 504, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6593, Page 194, as amended in Book 6966, Page 497, Book 6541, Page 460, Book 6658, Page 135, Book 6726, Page 18, Book 6926, Page 472, Book 6966, Page 497, Book 6980, Page 188, Book 7138, Page 352, Book 7408, Page 733, Book, 8049, Page 711, Book 9319, Page 100, Book 9557, Page 25, Book 9566, Page 369, Book 9675, Page 386, and in Instrument No. 20170203-0011853, Register's Office for Davidson County, Tennessee.

4. By-Laws of Rolling Meadows Townhomes Association of record in Book 6593, Page 242, Register's Office for Davidson, County, Tennessee.

5. Charter of Rolling Meadows Townhomes Association of record in Book 6595, Page 734 and Book 8052, Page 513 Register's Office for Davidson, County, Tennessee.

6. Restrictive Covenants of record in Book 6514, Page 460, in the Register's Office for Davidson County, Tennessee.

7. Conveyance of Common Area of record in Book 6603, Page 488, Book 6726, Page 22, Book 6926, Page 470, Book 6980, Page 185, Book 7138, Page 349, Book 7408, Page 730, Book 8049, Page 714, Book 9319, Page 104, Book 9557, Page 29, Book 9566, Page 373, and Book 9675, Page 390, in the Register's Office for Davidson County, Tennessee.

8. Utility Easements of record in Instrument Number 20021025-0130769 and 2004023-0012922, in the Register's Office for Davidson County, Tennessee.

9. Transmission Line Easement of record in Book 3248, Page 58, in the Register's Office for Davidson County, Tennessee.

10. Sanitary Sewer Easement of record in Book 5818, Page 658, in the Register's Office for Davidson County, Tennessee.

11. Deed of common areas to Rolling Meadows Townhomes Association of record in Book 6966, Page 500, in the Register's Office for Davidson County, Tennessee.

12. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 19th day of June, 2020.

GRANTOR:

Susanne E. Hopper

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, SUSANNE E. HOPPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2020.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY