Karen Johnson Davidson County
Batch# 436800 DEEDWARR
07/14/2020 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20200714-0076574

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $282,000.00.

Affiant

Subscribed and sworn to me on 07/09/2020.

NOTARY PUBLIC
My Commission Expires: 01-10-2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Darlene E. Hopkins James A. Hopkins 256 Manzano Rd Madison, TN 37115	SWBC Mortgage Corp PO Box 11733 Newark, NJ 07101-4733	052 04 0 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alden Horton, III and wife, Juli G. Horton**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **James A. Hopkins, Jr. and Darlene E. Hopkins, husband and wife**, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the Easterly 100 feet of Lot No. 20 and the 100 feet adjacent to and East of the Easterly line of said Lot No. 20 on an unrecorded Plat of William I. Love's Larkin Spring Tract, compiled by Mrs. N. W. Myatt, dated February 28, 1940, as follows:
>
> Beginning at a point on the South margin of an unnamed Road, 1000 feet East of the point of intersection of said South margin and the East margin of Larkin Spring Road, said point of intersection being 1519 feet South of the point of intersection of the East margin of Larkin Springs Road and the South line of Block "A" of Anderson Subdivision, as of record in Book 974, Page 36 and 37, Register's Office for Davidson County, Tennessee; thence Easterly with said South margin of unnamed Road, 200 feet to a point; Southerly parallel to the East margin of Larkin Spring Road, 200 feet to the line fence between this tract of land and that property of the Nashville Agricultural & Normal Institute; thence Westerly with said fence, 200 feet to a point; thence Northerly 200 feet, parallel to Larkin Spring Road to the point of beginning.
>
> Being the same property conveyed to Alden Horton, III and Wife, Juli G. Horton, by Warranty Deed from Dean Everett Flint as Trustee of the Dean Everett Flint Revocable Living Trust dated December 25, 1999, as amended, of record in Instrument No. 20180402-0029921, in the Register's Office of Davidson County, Tennessee, dated March 28, 2018 and recorded on April 02, 2018.
>
> This is improved property known as 256 Manzano Rd, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 07/ 9 /2020.

Alden Horton, III,

Juli G. Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/ 9 /20, before me personally appeared ~~Alden Horton, III and~~ Juli G. Horton to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/ 9 /2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 07/9/2020.

Alden Horton, III,

~~**Juli G. Horton**~~ BJR

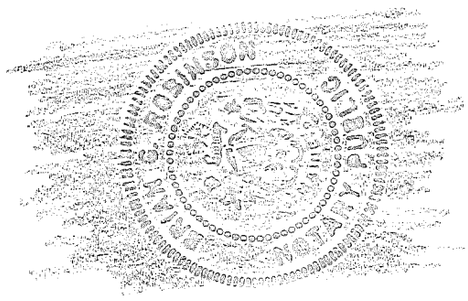
STATE OF ~~TENNESSEE~~ Maine
COUNTY OF ~~DAVIDSON~~ Cumberland

On 07/09/20, before me personally appeared Alden Horton, III ~~and Juli G. Horton~~ BJR to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/09/2020.

NOTARY PUBLIC

My Commission Expires: BRIAN G. ROBINSON Notary Public, Maine My Commission Expires May 11, 2024



Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)



Notary Signature

My Commission Expires: September 7, 2020