Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200930039

Karen Johnson Davidson County
Batch# 489309 **DEEDWARR**
10/05/2020 10:54:12 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20201005-0114768

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $195,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2020.

Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeremy Hopper and Tammy Hopper 2601 Hillsboro Road N-3 Nashville TN 37212	New Owner	Tax Parcel ID No. 117 03 0B 209.00

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, **Gerald Everett Norton Jr, unmarried and Susan Allyne Norton, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Hopper and Tammy Hopper, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. N-3 of The Villager Condominium Apartments, a Horizontal Property Regime with Private Elements, established pursuant to the Master Deed establishing The Villager Condominium Apartments, a Horizontal Property Regime, of record in Book 5434, Page 665, in the Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5435, Page 708 and amended at Instrument No. 20080416-0038631, said Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made.

Being the same property conveyed to Gerald E. Norton, Sr. and wife, Anne Y., Norton, by Warranty Deed from Andrews Properties, Inc. and Cherokee Properties, Inc., of record in Book 5453, Page 640, in the Register's Office of Davidson County, Tennessee, dated June 21, 1979 and recorded on June 21, 1979.

The said Gerald Norton was deceased as July 18, 2014. The said Anne Norton was deceased as of January 27, 2018 (also see Probate at Case No. 18P-829, Order at Instrument No. 20180619-0058733 and Will at Instrument No. 20180619-0058734) she devised this property to her children, Susan Allyne Norton and Gerald Everett Norton, Jr.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Villager Condominium Apartments, as recorded in Plat Book 5200, Page(s) 154.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Villager Condominium Apartments Condominium of record in Book 5434, Page 665, as amended by instrument(s) of record in Instrument No. 20080416-0038631; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2601 Hillsboro Road N-3 Nashville TN 37212

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 18th day of September, 2020.

Gerald Everett Norton Jr

Susan Allyne Norton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald Everett Norton Jr and Susan Allyne Norton, 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 18th day of September, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024