Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,000.00.

Melissa Loew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Karen Johnson Davidson County
Batch# 508876 DEEDWARR
11/04/2020 01:08:16 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30
20201104-0129290

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Justin K. Hopper 238 South Downs Circle Goodlettsville, TN 37072	SAME AS NEW OWNER.	-025 08 0A 048.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charlene Bradberry and Rickie Dale Bradberry** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin K. Hopper, a single man** 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:

Property known as 238 South Downs Circle Goodlettsville, TN 37072, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 48 on the Final Plat, Parkview Preserve, Phase 1A, of record in Instrument No. 20190415-0034123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charlene Bradberry and Rickie Dale Bradberry, wife and husband, by deed from NVR, Inc. dated 11/18/2019, recorded 11/18/2019 filed of record in Instrument No. 20191118-0118791, said Register's Office.

Tax Map and Parcel ID is as follows 025 08 0A 048.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 238 South Downs Circle, Goodlettsville, TN 37072

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 unemcumbered, 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 my hand this 30th day of October, 2020.

Charlene Bradberry
Charlene Bradberry

Rickie Dale Bradberry
Rickie Dale Bradberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2020, before me personally appeared **Charlene Bradberry and Rickie Dale Bradberry**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of October, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023