Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: TSB-P21-1200

WARRANTY DEED

Karen Johnson Davidson County
Batch# 636794 DEEDWARR
05/14/2021 02:04:05 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20210514-0065508

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Todd Emerson Lewis and Amy Leanne Lewis	Recorder	159-06-0-002.00
(NAME)	(NAME)	
5519 Granny White Pike (1200 Taggartwood Drive)		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Hircle David Hopkins and Kameil S. Hopkins,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd Emerson Lewis and Amy Leanne Lewis, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Taggartwood Subdivision, as of record in Book 4175, page 60, Register's Office for Davidson County, Tennessee, described as follows:

Lot No. 3: BEGINNING at a point on the northerly margin of Taggartwood Road at the corner of Lots 3 & 4; thence with a line between Lots 3 & 4, northwardly 274.37 feet to a point; thence southeastwardly 246.4 feet to a point on the westerly margin of Granny White Pike; thence with said Pike southerly 230.99 feet to the beginning of a curve; thence around said curve, which has a radius of 25 feet, southwestwardly 39.27 feet to the northerly margin of Taggartwood Road; thence with said Road westwardly 220.71 feet to the point of beginning.

Being the same property conveyed to Hircle D. Hopkins and Kameil S. Hopkins, husband and wife, by Warranty Deed from Kenneth R. Bennett, an unmarried man, dated February 23, 2015, of record in Instrument No. 20150227-0017219, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5519 Granny White Pike (1200 Taggartwood Drive) Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 4175, page 60 and restrictions of record in Book 4173, page 193 and Book 4352, page 72; all recorded at the Register's Office for Davidson County, Tennessee.

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 unencumbered, 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 our hands this 13th day of May, 2021.

Hircle David Hopkins

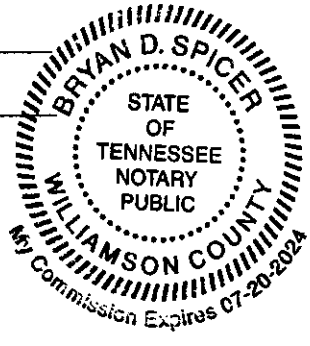
Kameil S. Hopkins

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Hircle David Hopkins and Kameil S. Hopkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 13th day of May, 2021.

Notary Public
My Commission Expires: _____



File No.: 34239