3

BOOK 10181 PG 606

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,400.00

Eric A. Somersall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 9/10/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY B-96-2847
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric A. Somersall (NAME)	Guaranty Trust Company (NAME)	MAP 61-5-A
105 Poplar Court (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL 77
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	12DZ-97124

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, Kelly Woodruff and Jeff Bowen, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric A. Somersall, unmarried

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:

Being Unit No. 83, Condominium Site Plan of Phase IV on the Plan of Poplar Glen of record in Plat Book 7900, Page 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kelly Woodruff and Jeff Bowen, both unmarried as joint tenants with the right of survivorship and not as tenants in common of record in Book 8807, Page 262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7534, Page 591, Book 7548, Page 612, Book 8036, Page 175 and Book 8679, Page 984, Register's Office for said County.

Conveyance of Cross Easements of record in Book 7337, Page 269, Register's Office for said County.

Sewer/Storm Drainage Easement of record in Book 4989, Page 430, Register's Office for said County.

Agreement of record in Book 6088, Page 308, Register's Office for said County.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 5129, Page 28 and Book 5325, Page 322, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 105 Poplar Court, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 29th day of August 19 96

Kelly Woodruff

Jeff Bowen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly Woodruff and Jeff Bowen, both unmarried

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 19 96.

Commission expires 9/18/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Easements, Restrictions and Conditions as set out per Plat Book 7900, Page 392, Register's Office for said County.

IDENTIF. & REFERENCE

96 SEP -6 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5167 09/06 0007 03CHECK 276.88

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

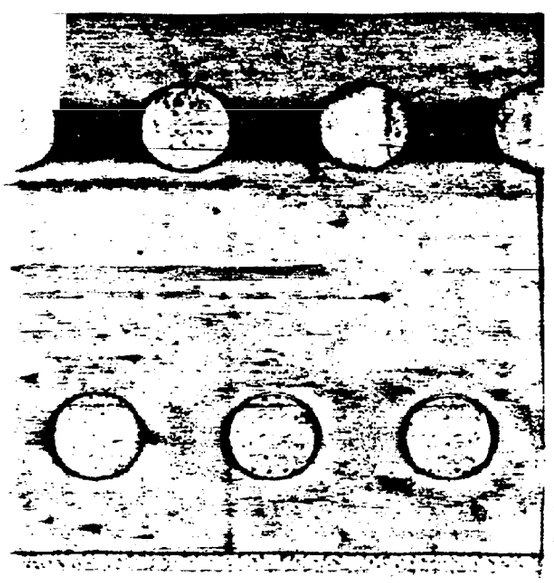
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

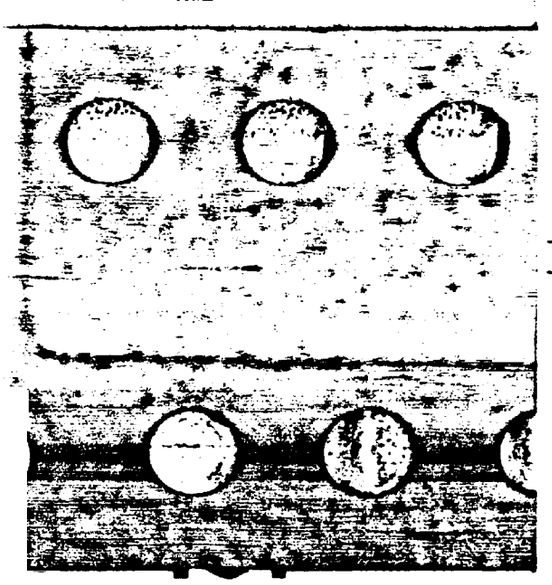
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10181 PG 608

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 72400.00
				CON TX 267.88
				PRFEE 1.00
				WDEED 8.00
				TOTAL 276.88
				CHECK 276.88
			09/06/96 01	10:49 0001 5167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222166
IDENTIF. ↑ REFERENCE

96 SEP -6 AM 10:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027664