WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/01 10:51 2pgs
Fees:11.00 Taxes:306.73

20010215-0014558

H-LAKE-01-1173

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,900.00

Affiant

Subscribed and sworn to before me, this DAY OF 14 Feb. 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GINNY L. KATRICKA NOTARY PUBLIC AT LARGE Comm. exp. 3-18-2002 RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP, PARCEL NUMBERS
Rita Moore	same	
629 Poplar Place (ADDRESS)	(ADDRESS)	61-5-A/73
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER M. WILEY AND WIFE, HEIDIMARIE N. WILEY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RITA MOORE AND NATHANIEL THOMAS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Unit No. 59, 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 Christopher M. Wiley and wife, Heidimarie N. Wiley by deed from Fox Ridge Homes, Inc. of record in Book 8878, page 253, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 7534, page 591, Book 7548, page 613 and Book 8679, page 984, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

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.

unimproved ( )
This is improved (X) property, known as 629 Poplar Place, Nashville, Tennessee 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 my/our hand(s) this day of , .

Christopher M. Wiley

Heidimarie N. Wiley By Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Christopher M. Wiley and wife, Heidimarie N. Wiley, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this day of , .

My Commission Expires:

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

Ginny Katrick
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, ~~Heidimarie Wiley~~ Ginny Katricka ~~Christopher M Wiley~~, a Notary Public within and for said County and State aforesaid, personally appeared Heidimarie and Christopher Wiley and _____, with whom I am personally acquainted and who upon ~~their~~ oath(s) acknowledged ~~they~~ 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 _____.

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

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 2000 Glen Echo Road, Suite 209, Nashville, Tennessee 37215
- ☐ 4733 Andrew Jackson Parkway, Suite 1-C, Hermitage, Tennessee 37076
- ☐ 224 Old Hickory Boulevard, Suite B, Nashville, Tennessee 37221
- ☐ 1770 Kirby Parkway, Suite 207, Forum Building III, Memphis, Tennessee 38138

ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027