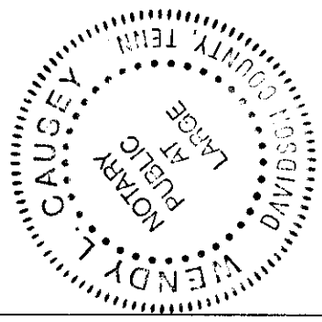
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Darren G. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2001.

Wendy L Causey
Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/15/01 12:06 2pgs
Fees:13.00 Taxes:329.30

20011015-0112012

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren G. Greer	GMAC Mortgage Corporation	Map 61
(NAME) 640 Poplar Place	(NAME) 100 Witmer Road	Group 5-O-A
(ADDRESS) Nashville, TN 37216	(ADDRESS) Horsham Pennsylvania 19044-0963	Parcel 88
(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,
Ruby A. Drew, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Darren G. Greer an unmarried 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:**

Being Unit No. 77, Condominium Site Plan of Phase IV on the Plan of Poplar Glen, as of record in Plat Book 7900, Page 392, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ruby A. Drew, Unmarried by deed from Fox Ridge Homes, Inc of record in Deed Book 10056, page 969, Register's Office for said County.

Restrictive Covenants of record in Deed Book 8036, Page 175, Register's Office of said County.

Sanitary Sewer Easement as shown of record in Deed Book 5129, Page 28; Book 5325, page 322 and Book 4989, page 430, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8069, Page 166; Book 8189, page 674, Register's Office for said County.

Cross Easement as shown of record in Deed Book 7337, Page 269, Register's Office for said County.

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

Plat sets out said property is subject to HOA.

Plat sets out By-Laws as shown of record in Deed Book 8036, Page 197; Book 7534, page 625, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 640 Poplar Place, 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 my/our hand(s) this 11th day of October, 2001.

Ruby A. Drew

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ruby A. Drew, Unmarried the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10/11/2001

My Commission Expire: 5-28-2003

Wendy L Carlson

NOTARY PUBLIC AT LARGE WENDY L. CARLSON DAVIDSON COUNTY TN

File Number2109277
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122