WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2002.

Notary Public

COMMISSION EXPIRES: 7-2003

(AFFIX SEAL)

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 11/15/02 13:52 2pgs
Fees:13.00 Taxes:295.63

20021115-0141980

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna M. Napoles	City State Bank	61-05-A-87.00
(NAME) 642 Poplar Place	(NAME) 5200 Maryland Way #310	
(ADDRESS) Nashville, Tennessee 37216	(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, **Jennifer C. Kinzer McWilliams, a married person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna M. Napoles**, 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 Lot No. 76, Condominium Site on the Plan of Poplar Glen, Phase IV, 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 Jennifer C. Kinzer, unmarried, **now known as Jennifer McWilliams,** by deed from Fox Ridge Homes, Inc. of record in Deed Book 9854, page 949 and filed for record on 11/09/95, Register's Office for said County.

Malcolm McWilliams, spouse of the within named Jennifer C. Kinzer McWilliams, joins in this conveyance for the sole purpose of conveying any and all right in title he may have to subject property, especially his marital rights, if any.

Subject to all matters as set forth per Plat Book 7900, Page 392, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7534, Page 591, Book 7548, Page 612, Book 8036, Page 173, Book 2679, Page 984, Register's Office of said County.

County Taxes for the year 2002 due and payable in the amount of $877.07. All prior years are paid. All subsequent years a lien, but not yet due and payable. MAP 61-05, GROUP A, PARCEL 87.00.

Easements as shown of record in Book 7337, Page 269, Book 4989, Page 430, Book 6088, Page 308, Book 5127, Page 28, Book 5325, Page 322, Book 7900, Page 392, Register's Office for said County.

Master Deed as shown of record in Book 8679, Page 984, Register's Office for said County.

By-Laws as shown of record in Book 8679, Page 984, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 642 Poplar Place, Nashville, TN 37215

(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 28th day of October, 2002.

Malcolm McWilliams by Jennifer Kinzer McWilliams

Jennifer C. Kinzer n/k/a Jennifer C. McWilliams

Jennifer Kinzer McWilliams Attorney in fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned a Notary Public in and for said County and State, personally appeared Jennifer C. Kinzer n/k/a Jennifer C. McWilliams, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence and who, under oath, acknowledge that they executed the foregoing instrument for the purposes therein contained and did so as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 28th day of October, 2002.

Lorie Ann Barton

NOTARY PUBLIC

My Comm. Expires: 7-20-03

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

File Number: 12210003

RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027

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 Jennifer Kinzer McWilliams, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Malcolm McWilliams and that she is authorized by Malcolm McWilliams to execute this instrument on his behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of October, 2002.

Lorie Ann Barton

NOTARY PUBLIC

My Comm. Expires: 7/20/03

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY