Davidson County DEEDWARR
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20050602-0062735

File No. 250502366

WARRANTY DEED

HOLLY LEIGH GRAVES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Avenue South Ste. 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. McIntrye	Same address	155-03-0-C-23
(NAME)	(NAME)	
8040 Poplarwood		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Patrick L. O'Leary and wife, Lindsey A. O'Leary, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. McIntrye and wife, Amy M. McIntrye, HEREINAFTER CALLED THE GRANTEE(S), 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. 23, of Revision One Final Plat of Poplar Wood, Section II, a Planned Unit Development, as shown by plat of record in Plat Book 9700, Page 587, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patrick L. O'Leary and Lindsey A. O'Leary by deed from The Jones Company Custom Homes of Tennessee, Inc., of record in Deed Book 11755, page 258, Register's Office for said County.

Restrictive Covenants of record in Deed Book 9019, Page 334, Book 10013, Page 935 and Book 10206, Page 512, Register's Office of said County.

By-Laws as shown of record in Deed Book 11606, Page 13, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10042, Page 127, Register's Office for said County.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8040 Poplarwood, Nashville, TN 37221
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of May, 2005.

Patrick L. O'Leary

Lindsey A. O'Leary

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 Patrick L. O'Leary and Lindsey A. O'Leary the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of May, 2005.

Commission expires:

11-22-05

Notary Public

LEA ANN KELLY BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

File Number: 250502366

RETURN TO:
Sidwell Title
121 First Avenue South Ste. 200
Franklin, TN 37064