File No. 250600130

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

John J. Barfield IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/2/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/27/05 14:55 2 pg:
Fees:13.00 Taxes:1054.13
20050627-0073726

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 1st Avenue South, Suite 200
Franklin, TN 37064

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN
My Commission Expires 1/20/08

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
John Barfield	same	155-08-0-C-037.00-CO
(NAME)	(NAME)	
8061 Poplarwood Road		
(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, **Steven M. Fredman, and Wife, Charlene Fredman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John J. Barfield and Pamela A. Barfield, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Poplar Wood, Section II, a Planned Unit Development of record in Plat Book 9700, Page 197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Steven M. Fredman, and Wife, Charlene Fredman by deed from The Jones Company Custom Homes of Tennesee, Inc., A Tennessee Corporation as of record in Book 10901, Page 607, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005, a lien currently due and payable.

The Plan of record in Plat Book 9700, Page 197, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9019, Page 334, Book 10013, Page 935, and in Book 10206, Page 512, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11606, Page 13, Register's Office for Davidson County, Tennessee.

Charter of record in Book 10042,Page 127, Register's Office for Davidson County, Tennessee.

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 8061 Poplarwood Road, 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 23rd day of June, 2005.

Steven M. Fredman

Steven M Fredman by

By: John Clark, Attorney-In-Fact

Charlene Fredman

Charlene Fredman by

By: John Clark, 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 **John Clark**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Steven M. Fredman, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Steven M. Fredman, and is authorized by Steven M. Fredman to execute this instrument on his/her behalf.

Witness my hand and official seal this 23rd day of June, 2005.

Commission expires: 11/2/05

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Clark**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Charlene Fredman, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Charlene Fredman, and is authorized by Charlene Fredman to execute this instrument on his/her behalf.

Witness my hand and official seal this 23rd day of June, 2005.

Commission expires: 11/2/05

Notary Public

File Number: 250600130

RETURN TO:
Sidwell Title
121 1st Avenue South, Suite 200
Franklin, TN 37064

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05