PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/08/06 13:54 2 pgs
Fees:13.00 Taxes:930.55

20060608-0068241

W & I Ref:( _____ ) Title No: 47829
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Blake Malone<br>Danielle Malone<br>605 Poplar Creek Trace Court<br>Nashville, Tennessee 37221 | New Owner |

**TAX MAP-PARCEL NUMBERS:** 155080CO7500CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$251,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen H. Settle Jr. and spouse, Kerry G. Settle,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Blake Malone and spouse, Danielle Malone** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Poplar Creek Estates Phase 2 of record in Book 6900, pages 339-347 Register's Office for said County to which Plan reference is made for a complete description.

Being the same property conveyed to Stephen H. Settle, Jr., and Kerry G. Settle, husband and wife by deed from Steven J. Byron and Jane Byron, husband and wife of record Doc. No. 20010321-0027430, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 339-347, said Register's Office, which Plan shows a 20 foot minimum building setback line from Poplar Creek Trace Court, together with additional setback designations. The Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, Book 6474, page 346, Book 6486, page 587 Book 6662, page 433 Book 6987, page 966 Book 7270, page 648 Book 7964, page 33said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 605 Poplar Creek Trace Court, Nashville, Tennessee 37221**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 30th day of May, 2006.

Stephen H. Settle Jr.

Kerry G. Settle

**State of** TENNESSEE
**County of** DAVIDSON

On this 30th day of May, 2006 , before me the undersigned authority, personally appeared Stephen H. Settle Jr. and Kerry G. Settle , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

KRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

**State of** TENNESSEE
**County of** DAVIDSON My Commission Expires JULY 21, 2007

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $251,500.00

Affiant

Sworn and subscribed before me this the 30th day of May, 2006

My Commission Expires: _____

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: MARCH 14, 2009