RECORD & RETURN TO:
03

REALTY TITLE
File Box 48-A

File No. 260601863

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/06 15:03 2 pgs
Fees:13.00 Taxes:468.05
20060726-0090458

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Karen Gilbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2006.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: ~~June 23, 2009.~~ 2/22/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Poe	1st Mariner Bank	Map 141-06-0B-007.00 Parcel 007.00
(NAME)	(NAME)	
8205 Coley Davis Road	3975 Fair Ridge Dr., Suite	300 North
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Fairfax, VA 22033	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Lawrence V. Greenwood Jr., and wife, Kay V. Greenwood,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christy Poe, unmarried,** HEREINAFTER CALLED THE GRANTEE, her 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 all of Unit No. 107, of Poplar Ridge Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 11322, page 931, amended in Book 11662, page 988 Book 11662, page 993, Instrument No. 20000211-0014075, and Instrument No. 20000609-0057726, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth n said Master Deed. Reference is hereby made to the plat of Poplar Grove Ridge Condominiums, as of record in Book 9700, pages 829 and 830, said Register's Office, for a more complete details of said unit.

Being the same property conveyed to Lawrence V. Greenwood Jr., and wife, Kay V. Greenwood by Warranty Deed dated October 31, 2000 of record in Instrument No. 20001103-0109350, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of Record in Book 11322, page 931, Book 11662, page 988 and in Instrument No. 20000609-0057726, and By-Laws in Book 8113, page 116, said Register's Office; Home Owners Association Charter of Record in Book 11322, page 924, said Register's Office; Sanitary Sewer, waterline and access easement in Book 8292, page 975, said Register's Office; Utility Installation and Maintenance Easement of Record in Book 11585, page 225, said Register's Office; Sewerline Easement of Record in Book 7601, page 402, said Register's Office; Right-of-way Easement of Record in Book 9161, page 878, and in Book 9161, page 893, said Register's Office; Rights of CSX Railroad; Quit Claim Deed to Home Owners Association for open space of Record in Book 8292, page 969, and in Book 9081, page 74, said Register's Office; Subject to Boundary Plat of Record in Book 7900, page 150, said Register's Office; 2006 property taxes, and every year thereafter, a lien but not yet due and payable; Subject to any and all matters on Plat of Record in Plat Nook 9700, [pages 829-830; all in the 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 8205 Coley Davis 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 12 day of July, 2006.

Lawrence V Greenwood, Jr by Stefanie Williams, his attorney in fact

Lawrence V Greenwood Jr. by ~~Stephanie~~ Stefanie Williams, his Attorney in Fact

Kay V Greenwood by Stefanie Williams, her attorney in fact

Kay V Greenwood by ~~Stephanie~~ Stefanie Williams, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this day of July, 2006, before me personally appeared ~~Stephanie~~ Stefanie Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Lawrence V. Greenwood, Jr., and Kay V. Greenwood, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 12 day of July, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: 260601863

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122