Davidson County DEEDWARR
Recvd: 07/31/06 15:48 2 pgs
Fees:13.00 Taxes:370.00
20060731-0092825

WARRANTY DEED

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

B-SR-06-108

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica L. Bryant	SAME	
108 Poplar Court	(NAME)	61-5-A-79CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANTHONIA E. OMIRHOBO, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MONICA L. BRYANT, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 65 AS CREATED AND ESTABLISHED BY THE MASTER DEED AND BYLAWS FOR POPLAR GLEN, A HORIZONTAL PROPERTY REGIME, OF RECORD IN BOOK 7534, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY AMENDMENT OF RECORD IN BOOK 7548, PAGE 612, SAID REGISTER'S OFFICE, AND AS SHOWN AND DESCRIBED ON THE PLAN FOR POPLAR GLEN, PHASE IV, OF RECORD IN BOOK 7900, PAGE 392, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBMITTED TO SAID MASTER DEED AND BYLAWS BY INSTRUMENT OF RECORD IN BOOK 8679, PAGE 984, SAID REGISTER'S OFFICE, TO ALL WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID MASTER DEED AND BYLAWS, AS MAY BE FROM TIME TO TIME AMENDED AS PROVIDED THEREIN.□□

BEING THE SAME PROPERTY CONVEYED TO ANTHONIA E. OMIRHOBO, AN UNMARRIED WOMAN BY WARRANTY DEED FROM WILHELMINA JOHNSON, UNMARRIED, RECORDED
ON THE 23RD DAY OF DECEMBER, 1999 IN INSTRUMENT NO. 199912230306779, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 108 Poplar Court, Nashville, Tennessee 37216
(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 26th day of July, 2006.

Anthonia E. Omirhobo
Anthonia E. Omirhobo

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthonia E. Omirhobo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of July, 2006.

Ruth B. Mitchell
Notary Public

My Commission Expires: 6-17-07



(SEAL)

RETURN TO:
Ruth, Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903