WARRANTY DEED

STATE OF MICHIGAN
COUNTY OF OTTAWA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$167,019.00~~ 168,205.00 MK SK

Affiant Melissa Kapla

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2007.

MICHAEL HATKOWSKI
NOTARY PUBLIC - MICHIGAN
OTTAWA COUNTY
MY COMMISSION EXPIRES AUG. 27, 2013
ACTING IN OTTAWA COUNTY

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MICHAEL HATKOWSKI NOTARY PUBLIC OTTAWA COUNTY, MI

Davidson County DEEDWARR
Recvd: 06/08/07 13:32 3 pgs
Fees:18.00 Taxes:622.36

20070608-0068955

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1032

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Douglas Poe	SunTrust Mortgage, Inc.	061-07-0 073.00
(NAME)	(NAME)	
1107 Richmond Drive	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steven Kapla and wife, Melissa Kapla, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Douglas Poe, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1107 Richmond Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 4th day of June, 2007.

Steven Kapla

Melissa Kapla

STATE OF MICHIGAN

COUNTY OF OTTAWA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Kapla and Melissa Kapla the bargainor (s), 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 at Zeeland, Michigan this 4th day of June, 2007.

Commission expires:

MICHAEL HATKOWSKI
NOTARY PUBLIC - MICHIGAN
OTTAWA COUNTY
MY COMMISSION EXPIRES AUG. 27, 2013
ACTING IN OTTAWA COUNTY

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

EXHIBIT A

Land in the 11th formerly the 18th Civil District of Davidson County, Tennessee, being Lot No. 4 and a small portion out of the northeast corner of Lot No. 3 on the Map of Section 1, in King's Subdivision, described according to a survey made by JNO Barryan (also of record in Book 1130, Page 94, Register's Office for Davidson County, Tennessee), on July 1, 1945, as follows:

Beginning on the northerly margin of Richmond Drive at the point of 366.6 feet more or less, east of the easterly margin of Gallatin Pike, being the common corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 168 feet, to a point 57 feet south of the northeast corner of Lot No. 3; thence Westwardly 7 feet; thence northwardly 57 feet to the north line of Lot No. 3; thence with the north line of Lots 3 and 4, eastwardly 77 feet to the common corner of Lots Nos. 4 and 5; thence with the lines between said lots, southwardly 225 feet to the northerly margin of Richmond Drive; thence with the northerly margin of said Drive, Westwardly 70 feet to the point of beginning.

BEING all of the same property conveyed to Steven Kapla and Melissa Kapla by Warranty Deed dated 6/14/2006 from Sherry S. Brown, unmarried of record in Instrument Number 20060623-0075084, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed Sherry S. Brown, unmarried, by Warranty Deed dated 6/15/1999 from George I. Rooker, Jr., unmarried of record in Book 11535, Page 848, Register's Office for Davidson County, Tennessee.