THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

PET TO WINDMILL TITLE, LLC
201 SEABOARD LANE, SUITE 102
FRANKLIN, TENNESSEE 37067

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2007.

Notary Public

My commission expires: 7-19-07

Name and Address of New Owner:

Rachel Jakubovitz
7001 Poplar Creek Trace
Nashville, TN 37221

STATE OF TENNESSEE NOTARY PUBLIC
ALAN A. RAFOTH
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 09/05/07 13:05 2 pgs
Fees:13.00 Taxes:810.30
20070905-0106604

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

7001 Poplar Creek Trace
Nashville, Tennessee 37221

Map and Parcel:

155-8-A-11 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES MONROE CARELL,** an unmarried man, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **RACHEL JAKUBOVITZ,** an unmarried woman, hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Phase I of Poplar Creek Estates of record in Book 6250, page 647, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to James Monroe Carell by Quitclaim Deed from James W. Carell of record as Instrument No. 20001221-0125418 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County property taxes for 2007 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on plan of record in Book 6250, page 647, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Book 6613, page 705, Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed to Poplar Creek Homeowners' Association for open space of record as Instrument No. 20011017-0113305 in the Register's Office for Davidson County, Tennessee.

6. Subject to the rights of others in and to the common areas.

7. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

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 Grantor does covenant with the said Grantee that he is lawfully seized 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; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title 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 hand this 29th day of August, 2007.

JAMES MONROE CARELL

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES MONROE CARELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that the executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

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