This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20100019269 DEEDWARR
Recvd: 04/05/10 08:32 3 pgs
Fees:18.00 Taxes:1184.00
20100405-0024725

WARRANTY DEED

Address of new owner as follows:
Jeffrey Usman and,
Elizabeth Usman
8129 Poplarwood Lane
Nashville, TN 37221

Send tax bills to:
Same

Map-Parcel No.
155-03-0C-014 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Poplarwood Lane, LLC**, a Tennessee limited liability company (hereinafter called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantor, by **Jeffrey Usman and wife Elizabeth Usman** (hereinafter collectively called the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Final Plat of Poplar Wood, Section 1, a Planned Unit Development, of record in Plat Book 9700, page 196, and as shown on the Boundary Plat of record in Plat Book 9700, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to POPLARWOOD LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DAVID H. FOSTER AND PAULA D. FOSTER, of record as Instrument No. 20080804-0079597, dated July 30, 2008, as corrected by Scrivener's Affidavit of Correction of record as Instrument No. 20080822-0086211, dated August 18, 2008, said Register's Office.

This is improved property commonly known as: **8129 Poplarwood Lane, Nashville, TN 37221**.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind itself and its heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 26th day of March, 2010.

Poplarwood Lane, LLC, a Tennessee limited liability company

By: _____
Louise M. Taylor
Its: Treasurer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Louise M. Taylor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Treasurer of **Poplarwood Lane, LLC,** the within named bargainor, a Tennessee limited liability company, and that such person as such treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Treasurer.

Witness my hand, at office, this 26th day of March, 2010.

_____
Notary Public
My commission expires: Nov. 10, 2013



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $320,000.00.

Affiant

Sworn to and subscribed before me this
26th day of March, 2010.

Notary Public
My Commission Expires: 5/2/2011

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011