WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of May, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-21-13

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100028966 DEEDWARR
Recvd: 05/13/10 15:54 2 pgs
Fees:13.00 Taxes:925.00
20100513-0037095

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew K. Popejoy and Summer W. Headley	Same	173-9-A-394.00CO
(NAME)	(NAME)	
6957 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Mary Kline Barnes (formerly known as Mary F. Kline) and husband, Robert Van Hook Barnes***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew K. Popejoy and wife, Summer W. Headley**, 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:

Land in Davidson County, Tennessee, being Lot No. 328 as shown on the Plan of Lenox Village, Phase Five, of record as Instrument No. 20050129-0007427 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 Mary F. Kline, and unmarried woman by Warranty Deed from Regents Homes, LLC a Tennessee Limited Liability Company, dated September 28, 2005 and recorded in Instrument No. 20050930-0117947, Register's Office for Davidson County, Tennessee.

*Robert Van Hook Barnes joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Mary Kline Barnes.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 6957 Sunnywood Drive, Nashville, TN 37211

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, has 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 **7th** day of **May, 2010.**

Mary Kline Barnes by Robert Van Hook Barnes, Attorney-in-Fact

Mary Kline Barnes by Robert Van Hook Barnes, Attorney-in-Fact

Robert Van Hook Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Robert Van Hook Barnes**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **7th** day of **May, 2010.**

Notary Public

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 12-17-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert Van Hook Barnes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Kline Barnes, her Attorney In Fact, under Power of Attorney bearing Inst. No. 20100513-0037094 Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Mary Kline Barnes, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 7th day of May, 2010.

Notary Public

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires:

12-17-11