BILL GARRETT, Davidson County
Trans:T20100040657 DEEDWARR
Recvd: 07/02/10 09:44 2 pgs
Fees:13.00 Taxes:325.60

20100702-0051946

WARRANTY DEED

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Chris Lind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of **June, 2010**

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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
Joseph G. Brandon	Fifth Third Mortgage Co.	61-50-A-81.00CO
(NAME) 104 Poplar Court	(NAME) 5050 Kingsley Drive	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Cincinnati, Ohio 45263	
(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, I, **Lucas L. Johnson II, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Joseph G. Brandon, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 67, Condominium Site Plan of Phase IV on the Plan of Poplar Glen of record in Plat Book 7900, page 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Lucas L. Johnson, II, unmarried by Warranty Deed from Fox Ridge Homes, Inc., dated April 14, 1994 and recorded in Book 9319, page 660, Register's Office for Davidson County, Tennessee.

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 104 Poplar Court, Nashville, TN 37216

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 **29th** day of **June, 2010**

Lucas L. Johnson II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Lucas L. Johnson II**, 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 **29th** day of **June, 2010**

Notary Public

My commission expires: 5/18/14

