File No. 210080560

WARRANTY DEED

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Linda Turner Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 3-9-13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100058378 DEEDWARR
Recvd: 09/16/10 12:55 2 pgs
Fees:13.00 Taxes:555.00
20100916-0073799

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC BOX 44
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy K. Coleman	SunTrust Mortgage, Inc.	141-06-OA-076.00
(NAME)	(NAME)	
913 Dove Ridge Circle	401 Commerce Street, Ste 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Luke Horsley**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Wendy K. Coleman,** hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: unmarried

BEING Lot No. 57 on the FINAL PLAT, SECTION SIX, POPLAR RIDGE, A Residential Planned Unit Development, as shown by plat of record in Plat Book 9700, Page 571 and amended in Book 11191, Page 141, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Luke Horsley by Warranty Deed dated April 30, 2003, from Todd Gateway and Kim Gatewood and filed for record on May 2, 2003, in Instrument No. 20030502-0058806, Register's Office for said County.

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 9700, Page 571 and Amendment in Book 11191, Page 141, Register's Office of said County.

All matters as set forth on the Boundary plat of record in Plat Book 9700, Page 150, Register's Office of said County.

Easement to Harpeth Utility District as shown of record in Book 7601, Page 402 and Book 8292, Page 975, Register's Office for said County.

Easement to Metro Government of Nashville as shown of record in Book 9161, Pages 878 & 893, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8232, Page 501, Register's Office for said County.

QuitClaim Deed to Homeowner's Association as shown of record in Book 8292, Page 969 and Book 9081, Page 74, Register's Office for said County.

Subject to Homeowner's Association Dues.

By-Laws as shown of record in Book 8113, Page 116, Register's Office for said County.

Restrictive Covenants of record in Book 8113, Page 105 and Amendment in Book 10948, Page 482, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 913 Dove Ridge Circle, Nashville, TN 37221

(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 15th day of September, 2010.

Luke Horsley by Sarah Ellison, Attorney-in-Fact

Luke Horsley by Sarah Ellison, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Sara Ellison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. 20100916-0073798 Registers Office for Davidson County., the **Attorney-in-Fact** of Luke Horsley (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this15th day of September, 2010..

My Commission Expires:. July 16, 2011

, Notary Public.

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

File Number: 210080560

RETURN TO:
Stewart Title Company
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Brentwood, TN 37027