**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20110065249 DEEDWARR
Recvd: 10/19/11 09:06 2 pgs
Fees:13.00 Taxes:1298.70
20111019-0081189

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of **October, 2011**

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN CALLAHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eileen Marie Usman | ~~CASH~~ | 155030C01900 CO |
| (NAME) | (NAME) | |
| 8109 Poplarwood Lane | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | , , | |
| (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/WE, **Frederick J. Rachide and Nell G. Rachide**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eileen Marie Usman**, unmarried, 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. 19 on the Final Plat of Poplar Wood, Section I, as of record in Book 9700, page 196, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Frederick J. Rachide and wife, Nell G. Rachide, by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation, dated March 31, 1998 and filed of record on April 3, 1998 in Book 10871, page 98, Register's Office of 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 8109 Poplarwood Lane, Nashville, TN 37221

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 **October, 2011**

Frederick J. Rachide

**Frederick J. Rachide**

Nell G. Rachide

**Nell G. Rachide**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Frederick J. Rachide and Nell G. Rachide**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **7th** day of **October, 2011**

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

My commission expires: _____