THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30311-10-2011** **Record & Return To:** Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me this 30th day of November, 2011. Notary Public My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Susan Pope 508 Cold Stream Place Nashville, TN 37221	**Send Tax Bills To:** Pinnacle National Bank 150 3rd Ave South, Suite 900 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 155 070 B 01900 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leon J. Villarrubia and wife, Billie J. Villarrubia**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sue Pope** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 508 Cold Stream Place, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of November, 2011.

Leon J. Villarrubia by
Leon J. Villarrubia BY: George E. Mudter, Jr., Attorney-In-Fact

Billie J. Villarrubia by
Billie J. Villarrubia BY: George E. Mudter, Jr., Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20110077617 DEEDWARR
Recvd: 12/08/11 09:42 2 pgs
Fees:13.00 Taxes:832.50
20111208-0095815

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George E. Mudter, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Leon J. Villarrubia and Billie J. Villarrubia**, and is authorized by the said **Leon J. Villarrubia and Billie J. Villarrubia** to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of November, 2011.

Notary Public

My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 70 on the Revision No. 1 Final Plan of Poplar Creek Estates, Phase V, Section A Subdivision (The Highlands of Allens Green), of record in Book 9700, page 784, revising Book 9700, page 390, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Leon J. Villarrubia and wife, Billie J. Villarrubia by deed dated August 27, 1998, from Zaring Homes, Inc. of record in Book 11086, page 789, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Highlands of Allens Green Homeowners Association, Inc. of record in Book 9472, page 824, Book 10425, page 93, Book 11356, page 662, Assignment of Developers Rights in Book 11249, page 763, and Instrument No. 20040524-0060854, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Dedication of common area to Highlands of Allens Green Homeowners Association, Inc. of record in Instrument No. 20010412-0036264 and Instrument No. 20030513-0064544, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Highlands of Allens Green Homeowners Association, Inc. of record in Book 10480, page 807, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, page 390, revised in Book 9700, page 784, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer of record in Book 6613, pages 533 and 536, Register's Office for Davidson County, Tennessee.
6. Easement for public water lines of record in Book 4817, page 784, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 6613, page 705, Register's Office for Davidson County, Tennessee.