THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12010025**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $167,000.00. Toni L. Jacobsen Affiant Subscribed and sworn to before me, this 24th day of January, 2012. Connie Taylor Notary Public My Commission Expires: 9.21.2015

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

Davidson County DEEDWARR
Recvd: 01/26/12 08:18 3 pgs
Fees:18.00 Taxes:617.90
20120126-0007144

WARRANTY DEED

Address New Owner: Toni L Jacobsen 7760 Poplar Ridge Drive Nashville TN 37221	Send Tax Bills To: Toni L. Jacobsen 7760 Poplar Ridge DR Nashville, TN 37221	Tax Information: Tax Parcel ID No. 141-06-0A-064.00-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, **Emma C. Crenshaw, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Toni L Jacobsen , a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in DAVIDSON County, Tennessee, being Lot No. 62, on the FIRST REVISION, FINAL PLAT, SECTION FIVE, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, of record in Book 9700, page 385, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emma C. Crenshaw, unmarried by deed from Karl E. Haury Jr. and wife Judy B. Haury of record in Book 10794, page 82, Register's Office for Davidson County, Tennessee, dated February 6, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters shown on the Plan of record in Book 9700, page 385, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8113, Page 105, Book 10322, page 76 and Book 10370, page 333, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

By-Laws in Book 8113, page 116, Register's Office for Davidson County, Tennessee.

Charter in Book 8232, page 501, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7760 Poplar Ridge Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 24th day of January, 2012.

Emma C. Crenshaw

Emma C. Crenshaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emma C. Crenshaw, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2012.

Kate Rosenthal

Notary Public

My Commission Expires: _____

Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
11-0576

KATE ROSENTHAL
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

My Commission Expires September 9, 2014

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.