WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TAMIRA J. PYSZKA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

BILL GARRETT, Davidson County
Trans:T20120087199 DEEDWARR
Recvd: 11/15/12 09:44 2 pgs
Fees:13.00 Taxes:861.73

20121115-0105208

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph M. Poplin	Ralph M. Poplin	126-16-0A-352.00 CO
(NAME)	(NAME)	
7109 Riverfront Drive	7109 Riverfront Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Elaine Lewis, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph M. Poplin, 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. 476 on the Final Plat of Riverwalk, Phase 2-B, as shown by plat appearing of record in Instrument Number 20041020-0126319, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to G.R. Lewis and wife, Elaine Lewis, by Warranty Deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, dated 2/28/06 and recorded 3/6/06 in Instrument No. 20060306-0025716, in the Register's Office of Davidson County, Tennessee. G.R. Lewis dies on October 27, 2010, leaving Elaine Lewis as sole owner of said property.

* Said property has previously been referenced by the addresses of 1000 Riverspring Drive and 7109 Riverspring Drive; however, the postal address is now 7109 Riverfront Drive, which corresponds with the driveway connection and mailbox location of this corner lot.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument Number 20011105-0121083; amended by Amendments Number One Through Seven in Instrument Numbers 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691, and 20061214-0154502; HOA Charter of record in Instrument Number 20020425-0051371; Utilities and Access Easement of record in Instrument Number 20010706-0072536; Conveyance of Common Area of record in Instrument Number 20071220-0145869; Storm Water Detention Agreements of record in Instrument Numbers 20010919-0101279 and 20021119-0143687; and all existing easements and all other matters shown on plat of record in Instrument Number 20041020-0126319, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7109 Riverfront Drive, 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 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, 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 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 my hand this 12th day of November, 2012.

Elaine Lewis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elaine Lewis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12th day of November, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013