BILL GARRETT, Davidson County
Trans:T20120087622 DEEDWARR
Recvd: 11/16/12 09:23 2 pgs
Fees:13.00 Taxes:314.50

20121116-0105750

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-121100826

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
2nd day of NOVEMBER, 2012

Notary Public

MY COMMISSION EXPIRES:

NEAL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

MY COMMISSION EXPIRES: September 9, 2014

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BEN TARPLEY **413 HOLT CREEK CT.** **NASHVILLE, TN 3721**	**SAME**	**187-00-0-173.00**

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, WE,

JAMES D. POPE, JR. AND WIFE, KRISTIE M. POPE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BEN TARPLEY AND WIFE, ANDREA TARPLEY

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 1, First Revision, Gene Smith Subdivision, Section 3, a plat of which is of record in Instrument Number 20031030-0159905, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to James D. Pope, Jr. and wife, Kristie M. Pope by Warranty Deed from Ronvir Properties, a Tennessee General Partnership, dated 11/30/07 and recorded 12/4/07 in Instrument Number 20071204-0140197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all easements of record; 3) All visible easements; 4) All matters appearing on the plan of record; 5) All applicable government and zoning regulations and the following restrictive covenants which shall be binding on all purchasers and their heirs, successors and assigns:
No trailer, mobile homes, garage, barns or other outbuildings shall be used as either a temporary or permanent residence; House shall have a minimum of 2500 square feet of living area, exclusive of porches, garages, carports or basement; no swine or commercial poultry, chickens for personal egg consumption shall be permissible; All barns and other detached building must be set to the rear of the main residence and no closer to rear and side lines than 50 feet; no noxious or offensive operations shall be conducted on property, and nothing shall be done on property which constitutes a nuisance or unreasonable annoyance to the neighborhood.

This is unimproved (X) property known as **6877 BURKITT ROAD, ANTIOCH, TN 37013**

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 our hands this 2nd day of NOVEMBER, 2012.

JAMES D. POPE, JR.

KRISTIE M. POPE BY JAMES D. POPE, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES D. POPE, JR. the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 2nd day of NOVEMBER, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 2nd day of November, 2012, before me personally appeared James D. Pope, Jr. to me known to be the person who executed the foregoing instrument in behalf of Kristie M. Pope as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Kristie M. Pope.

Witness my hand and official seal at Smyrna, Tennessee, this the 2nd day of November, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
Septem[illegible]