WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **March, 2013** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KAREN L. TRUSTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-23-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd. Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin Privette	New Owner	155070B01900CO
(NAME)	(NAME)	
508 Cold Stream Place		
(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, **Sue Pope**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Franklin Privette, an unmarried person**, 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. 70 on the Plan of Poplar Creek Estates, Phase V, Section A Subdivision (The Highlands of Allens Green), of record in Book 9700, page 390, 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 Sue Pope by deed from Leon J. Villarrubia and wife, Billie J. Villarrubia, dated November 30, 2011 of record in Instrument No. 20111208-0095815, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Leon J. Villarrubia and wife, Billie J. Villarrubia, by deed dated August 27, 1998 of record in Book 11086, page 789, 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 508 Cold Stream Place, 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 **20th** day of **March, 2013**

BILL GARRETT, Davidson County
Trans:T20130024066 DEEDWARR
Recvd: 03/25/13 12:05 2 pgs
Fees:13.00 Taxes:882.45
20130325-0029141

Sue Pope by Kasey Helms attorney in fact

Sue Pope

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Kasey A. Helms, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Sue Pope, and who acknowledged that she executed the same as the free act and deed of the said Sue Pope, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130325-0029140, said Register's Office.

Witness my hand and official seal, this **20th** day of **March, 2013**

Notary Public

My commission expires: 08-23-2016

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122