WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/13 11:18 3 pgs
Fees:18.00 Taxes:736.30
20130903-0092360

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$199,000.00**

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2013.

Notary Public

My commission expires: 7/6/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Benjamin H. Ryle	Peoples Home Equity	**Map 173-09-0-A, Parcel 505.00CO**
8714 Gauphin Place	154 N Jackson St	
Nashville, TN 37211	Knoxville TN 37922	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stacie M. Flood-Popp and husband, Robert Bruce Popp

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

Benjamin H. Ryle

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. 409 on the Plan of Lenox Village, Phase Seven, a Planned Unit Development, of record in Book 20051028-0130418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Stacie M. Flood by Deed from Regent Homes, LLC, a Tennessee limited liability company, dated August 1, 2006, of record in Instrument No. 20060804-0095925, Register's Office for Davidson County, Tennessee. The said Stacie M. Flood having since married and is now known as Stacie M. Flood-Popp.

This conveyance is made subject to the following exceptions: (1) The Plan of record in Instrument No. 20051028-0130418, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Charter, Easements, Conditions, Restrictions and By-Laws of Lenox Village, of record in Instrument No. 20020315-0032826, and Supplemental for Phase 7 of record in Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee. (3) Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032825 and Supplemental for Phase 7 of record in Book 20060321-0032382, said Register's Office. (4) Storm Water Detention Agreement of record in Instrument No. 20041229-0154223, said Register's Office. (5) Charter of Lenox Village Neighborhood Homeowners Association, Inc., of record in Instrument No. 20020412-0045831, said Register's Office. (6) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20010918-0100849 and in Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee. (7) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Robert Bruce Popp, spouse of the above named Stacie M. Flood-Popp, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This is improved (__X__) Unimproved (____) property, known as **8714 Gauphin Place , Nashville, TN 37211**

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 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/our hand(s) this **26th** day of **August, 2013.**

Stacie M. Flood-Popp

By Robert Bruce Popp Attny in Fact

Stacie M. Flood-Popp By: Robert Bruce Popp, Attorney in Fact

Robert Bruce Popp

Robert Bruce Popp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Robert Bruce Popp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Stacie M. Flood-Popp** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Stacie M. Flood-Popp** for the purpose therein contained, by signing the name of **Stacie M. Flood-Popp** by himself as Attorney-in-Fact.

20130903-0092359

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **August, 2013.**

My Commission expires: 2/13/17

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert Bruce Popp,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **August, 2013.**

My Commission expires: 2/13/17

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Rebecca T Garland, 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.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15