BILL GARRETT, Davidson County
Trans: T20140000675 DEEDWARR
Recvd: 01/03/14 14:37 2 pgs
Fees: 13.00 Taxes: 1011.95

20140103-0000897

WARRANTY DEED

B-HC-13-7004

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,500.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/6/17
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. LINDA TURNER RAY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph T. Cazeault III	Pinnacle Bank	
7004 Northridge Drive	(NAME) 150 3rd Avenue South	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37201	142-13-A-14.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VICKI LYNN POPLIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH T. CAZEAULT III AND WIFE, ROSEANNA CAZEAULT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 14, PHASE I AND BOUNDARY PLAT OF RIVERSIDE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 490, 491 AND 492, REVISED IN PLAT BOOK 6900, PAGE 784, SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED AT INSTRUMENT NO. 20040506-0052081, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM RALPH MITCHELL POPLIN AND VICKI LYNN POPLIN, BOTH UNMARRIED TO VICKI LYNN POPLIN, UNMARRIED AS RECORDED ON THE 7TH DAY OF SEPTEMBER, 2012 IN INSTRUMENT NO. 20120907-0081412 AND WARRANTY DEED FROM DENNIS M. WALLS AND WIFE, BECKY M. WALLS TO RALPH MITCHELL POPLIN AND WIFE, VICKI LYNN POPLIN AS RECORDED ON THE 24TH DAY OF MAY, 1994 IN DEED BOOK 9354, PAGE 403, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 6900, PAGES 490-492, REVISED IN PLAT BOOK 6900, PAGE 784 AND SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20040506-0052081; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7185, PAGE 619, BOOK 7405, PAGE 780 AND INSTRUMENT NOS. 20040419-0044162 AND 20091124-0108147; HOA CHARTER OF RECORD IN BOOK 7829, PAGE 703; EASEMENT FOR WATER LINE OF RECORD IN BOOK 6970, PAGE 275 AND BOOK 6970, PAGE 284; EASEMENT FOR PUBLIC UTILITIES OF RECORD IN BOOK 6970, PAGE 278; EASEMENT TO METRO GOVERNMENT OF RECORD IN BOOK 6972, PAGE 45; EASEMENT FOR CONSERVATION GREENWAY OF RECORD IN INSTRUMENT NO. 20041019-0125877; CONVEYANCE TO HOA OF RECORD IN INSTRUMENT NO. 20040608-0067841, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 7004 Northridge Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of January, 2014.

Vicki Lynn Poplin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vicki Lynn Poplin, the within named bargainor, 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, this the 3rd day of January, 2014.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903