BILL GARRETT, Davidson County
Trans:T20140004991 DEEDWARR
Recvd: 01/22/14 14:26 2 pgs
Fees:13.00 Taxes:592.00
20140122-0006150

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**. Affiant Subscribed and sworn to before me, this the 17th day of January, 2014. Notary Public My commission expires: 3/21/17 (AFFIX SEAL)

CAROL T. LAKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

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
Kate Poppe **Ryan Poppe**	New Owner	**Map 082-03-0, Parcel 206.00**
1007 Stockell Street		
Nashville, TN 37207		

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,

Adam Laker and Corrie Laker, husband and wife

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

Kate Poppe and Ryan Poppe, wife and husband

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 the northerly 10 feet of Lot No. 40 and the southerly 40 feet of Lot No. 41 on the Plan of the Benedict Land Company's Subdivision of the Lindsley Trace, as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee. This is the same description as in the previous deed of record.

SAID part of Lots front together 50 feet on the easterly side of Stockell Street, and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Adam Laker, unmarried, by Deed from Yvonne Mahalie Dodson, of record in Instrument No. 20090518-0045507, Register's Office for &*v28& County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 332, Page 40, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **1007 Stockell Street, Nashville, TN 37207**

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 **17th** day of **January, 2014.**

Adam Laker

Corrie Laker

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Adam Laker and Corrie Laker,** 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **January, 2014.**

Notary Public

My Commission Expires: 9-19-16

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY