WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Debbie A. Headley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Feb., 2013.

Kristi Minton
Notary Public

MY COMMISSION EXPIRES: 9/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erika M. Curley	**Erika M. Curley**	**173090A39400CO**
(NAME) **6957 Sunnywood Drive**	(NAME) **6957 Sunnywood Drive**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/04/14 15:05 4 pgs
Fees:23.00 Taxes:980.50
20140204-0010000

THIS INDENTURE, made and entered into this 3rd day of January, 2014, by and between **MATTHEW K. POPEJOY AND WIFE, SUMMER W. POPEJOY,** party of the first part, and **ERIKA M. CURLEY, an unmarried person,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of **DAVIDSON**, State of **TENNESSEE**, to wit:

Land in Davidson County, Tennessee, being Lot No. 328 as shown on the Plan of Lenox Village, Phase Five, of record as Instrument No. 20050129-0007427 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Matthew K. Popejoy and wife, Summer W. Headley by Warranty Deed dated 05/07/2010 from Mary Kline Barnes (formerly known as Mary F. Kline) and husband, Robert Van Hook Barnes of record in Instrument 201005130037095, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Matthew K. Popejoy
MATTHEW K. POPEJOY

Summer W. Popejoy
SUMMER W. POPEJOY

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MATTHEW K. POPEJOY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3 day of January 2014

Commission expires:

KATHERINE PARSONS
Notary Public - State of Florida
My Comm. Expires Sep 6, 2016
Commission # EE 832980
Bonded Through National Notary Assn.

KPP
Notary Public

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SUMMER W. POPEJOY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3 day of January 2014

Commission expires:

KPP
Notary Public

KATHERINE PARSONS
Notary Public - State of Florida
My Comm. Expires Sep 6, 2016
Commission # EE 832980
Bonded Through National Notary Assn.

EXHIBIT A

Subjerct to the following:

All matters as set forth per plat of record in Instrument 200501200007427, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200203150032826, as amended of record in Instrument 200405260062220 and in Instrument 200501130005133, said Register's Office.

Restrictive Covenant For Detached Structure of record in Instrument 200503180029859, said Register's Office.

Master Deed of record in Instrument 200203150032825, as amended of record in Instrument 200405260062221, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200109180100849 and Instrument 200109180100851, said Register's Office.

Stormwater Detention Agreement of record in Instrument 200403050025146, said Register's Office.

Charter of the Homeowner's Association of record in Instrument 200204120045831, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

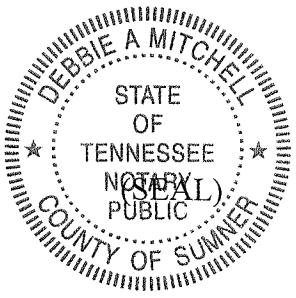
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 4/19/2017