RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $323,900.00. Affiant Subscribed and sworn to before me, this the 31st day of January, 2014. Notary Public My commission expires: 12-2-14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140008628 DEEDWARR
Recvd: 02/06/14 10:39 2 pgs
Fees:13.00 Taxes:1198.43
20140206-0010497

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD 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
David H. Brown **Marithes F. Brown**	Franklin Synergy Bank	**Map 155-03-0-C Parcel 002-00C**
8012 Poplarwood Road	3301 Aspen Grove Drive #200	
Nashville, TN 37221	Franklin, TN 37067	

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,

Gregory G. Nordstrom and wife, Victoria A. Nordstrom

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

David H. Brown and Marithes F. Brown , husband and wife

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. 2 on the Plan of Poplar Wood, Section I, a Planned Unit Development, as of record in Book 9700, Page 196, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gregory G. Nordstrom and wife, Victoria A. Nordstrom, by Deed from The Jones Company Custom Homes of Tennessee, Inc., of record in Book 11451, Page 377, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the following exceptions:

The Plan of record in Book 9700, Page 196, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

All matters shown on the Boundary Plat of record in Book 9700, Page 3, Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenant of record in Book 9019, Page 334, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of Poplar Wood of record in Book 10013, Page 935 and as amended in Book 10206, Page 512, Register's Office for Davidson County, Tennessee.

By-Laws of Poplar Wood Homeowners Association, Inc., of record in Book 11606, Page 13, Register's Office for Davidson County, Tennessee.

Charter of Poplar Wood Homeowners' Association, Inc., of record in Book 10042, Page 127, Register's Office for Davidson County, Tennessee.

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 **8012 Poplarwood Road, 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 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 **31st** day of **January, 2014.**

Gregory G. Nordstrom

Victoria A. Nordstrom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gregory G. Nordstrom and Victoria A. Nordstrom,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **31st** day of **January, 2014.**

Notary Public

My Commission Expires: 2/13/17