14-04-006

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,977.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE .

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/27/16

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6852P BYREN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ann Marie Byrne		172-03-03-11.00CO
5313 Windypine Drive		
Nashville, TN 37211		

FOR AND 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,

JEREMY POPOFF, UNMARRIED

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

ANNE MARIE BYRNE, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5313 Windypine Drive, 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 GRANTEE(S), their heirs and/or 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/or 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 hand on the 17 day of April 2014.

Jeremy Popoff

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JEREMY POPOFF, the bargainor(s), 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 Fullerton, California, this 17TH day of April, 2014

Notary Public

My Commission Expires: May 1ST, 2015

ROBERT C. SILVERMAN
COMM. #1934585
Notary Public - California
Orange County
My Comm. Expires May 1, 2015

NRO1 NRO1

Davidson County DEEDWARR
Recvd: 05/16/14 11:39 3 pgs
Fees:18.00 Taxes:998.91
20140516-0042257

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 11, PHASE 2, THE WOODLANDS (ERRONEOUSLY REFERRED TO AS WOODLAND IN DEEDS OF ACQUISITION), as shown on plat of record in Plat Book 6900, Page 635, 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 Jennifer Kuhle, a single person to Jeremy Popoff as recorded on the 21st day of August, 2008 in Instrument No. 20080821-0085784 and Warranty Deed from Cris Milner and Kellie Milner to Jeremy Popoff, a married man and Jennifer Kuhle, an unmarried woman as recorded on the 5th day of July, 2007 in Instrument No. 20070705-0079947, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, THE WOODLANDS, as recorded in Plat Book 6900, Page(s) 635 and Boundary Plat recorded in Plat Book 6900, Page 497, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 7334, Page 109 and Book 7408, Page 250, amended in Book 7516, Page 37 and Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224 and re-recorded in Book 8643, Page 675 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of The Woodlands Homeowners Association recorded in Book 8454, Page 246.

f. Easement for Water Main, recorded in Book 8541, Page 241.

g. Easement for Sanitary Sewer, recorded in Book 8541, Page 247.

h. Stormwater Detention Agreement as set forth in instrument recorded in Book 7336, Page 3.

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

