RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140042877 DEEDWARR
Recvd: 06/17/14 14:44 2 pgs
Fees:13.00 Taxes:983.83

20140617-0052858

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31811-05-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $265,900.00. Affiant Subscribed and sworn to before me this 16th day of June, 2014. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brian S. Rothman 2302 ClarePark Drive Franklin, TN 37069	SAME	Map and Parcel No.: 155 080 C 08900 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deanna P. Kerrigan and husband, Patrick F. Kerrigan, erroneously referred to as Patrick E. Kerrigan in the current vesting deed** (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brian S. Rothman, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Poplar Creek Estates Phase 2, as of record in Plat Book 6900, page 339-347, amended in Book 7900, page 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Deanna P. Kerrigan and husband, Patrick E. Kerrigan, by deed dated February 25, 2002, from Jeffrey W. Crowe, unmarried, of record in Instrument No. 20020306-0028162, Register's Office for Davidson County, Tennessee. Patrick E. Kerrigan and Patrick F. Kerrigan are one and the same person.

This is improved property located at 7021 Collinswood Drive, Nashville, Tennessee 37221.

This conveyance is made subject to:

1. State and County taxes for the year 2014 and subsequent years, a lien, but not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates of record in Book 9472, page 824, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national

origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

3. Dedication of common area to Poplar Creek Homeowners Association of record in Instrument No. 20000124-0007575, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Poplar Creek Homeowners Association of record in Book 7120, page 125, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, pages 339 through 347, amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 7099, page 299, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth herein. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons, except as set forth herein.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of June, 2014.

Deanna P. Kerrigan

Patrick F. Kerrigan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Deanna P. Kerrigan and Patrick F. Kerrigan**, 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 16th day of June, 2014.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires: