BILL GARRETT, Davidson County
Trans:T20140046002 DEEDWARR
Recvd: 06/27/14 14:44 2 pgs
Fees:13.00 Taxes:369.63
20140627-0056653

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 2014.

Notary Public
MY COMMISSION EXPIRES: 3/24/17
File No. G14-9211D

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Conrad Goeringer, Jr., a single man (NAME)	New Owner (NAME)	61-5-A-4
440 Lemont Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Melisa K. Griffith, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Conrad Goeringer, Jr., a single man,** 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 Unit No. 23 as created and established by the Master Deed and By-Laws for POPLAR GLEN, PHASE 1, a horizontal property regime of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, and as amended by amendment of record in Book 7548, page 612, said Register's Office and as shown by plat of record in Plat Book 6900, Page 646 and as corrected in Book 7572, page 609, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

BEING the same property conveyed to Melisa K. Griffith from Robert E. Neely and wife, Nancy R. Neely, by Deed dated April 15, 2005, as Instrument No. 20050426-0046412, in the Register's Office for Davidson County, Tennessee.

Melissa K. Griffith has since married Cole Street. The said Cole Street hereby joins in the execution of this instrument to convey any interest he may have in subject property.

The signature of Cole Street is signed by his appointed Attorney-in-fact Melisa K. Griffith, pursuant to the Power of Attorney recorded in Book _____, page _____, Register's Office for Davidson County, Tennessee.

20140627-0056653

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 900, page 646 and as corrected in Book 7572, page 609, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 8069, page 166 and Book 8189, page 674, Register's Office for Davidson County, Tennessee.

4. Master Deed and Bylaws of record in Book 7534, page 591 and Book 7548, page 612, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 440 Lemont Drive, Nashville, TN 37216.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 10th day of June, 2014.

Melisa K. Griffith — June 10, 2014 Date

COLE STREET

By: Melissa K. Griffith, Attorney-in-Fact — June 10, 2014 Date

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Melisa K. Griffith ~~Cole Street,~~ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of June, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named * for Cole Street, *** with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the ** of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of June, 2014.

My Commission Expires: 3/27/18

Notary Public

* Melissa Griffith
** Attorney in fact
*** a/ka Maker

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066