WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: March 1, 2016

(AFFIX SEAL)

PRISCILLA C. URBAREK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert R. Flack	NEW OWNER	11511002500
(NAME)	(NAME)	
6212 Brownlee Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140053220 DEEDWARR
Recvd: 07/23/14 12:01 2 pgs
Fees:13.00 Taxes:2701.00
20140723-0065424

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Radu Pop , unmarried and Kendall Pop FKA Kendall Owens , unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert R. Flack and wife, Deborah A. Flack**, hereinafter called the GRANTEE(S), their heirs and/or 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. 309, on the plan of West Meade Farms, Inc., Section "L", of record in Plat Book 2133, Page 53, Registers Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Radu Pop by Warranty Deed dated 01/27/2006 from Robert S. McClenaghan, Jr. and wife, Georgiana Post McClenaghan, Trustees of the Robert S. McClenagham and Georgiana Post McClenaghan Revocable Living Trust, and Robert McClenaghan, Jr. and Georgiana P. McClenaghan, husband and wife of record in Instrument 200602020013295, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Radu Pop and Kendall Owens, both unmarried by Quit Claim Deed dated 05/01/2006 from Radu Pop of record in Instrument 200605090053847, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 2133, Page 53, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 5563, Page 721, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6212 Brownlee Drive, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of July, 2014.

Radu Pop

Kendall Pop FKA Kendall Owens

State of Tennessee
County of Williamson

Personally appeared before me Radu Pop and Kendall Pop FKA Kendall Owens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of July, 2014.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY