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. 31927-08-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $339,500.00. Affiant Subscribed and sworn to before me this 22nd day of August, 2014. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: James Lyle Habacker, Julie Ann Habacker 8125 Poplarwood Lane Nashville, TN 37221	**Send Tax Bills To:** BancorpSouth Bank 2778 W. Jackson St. "C" Tupelo MS 38801	**Tax Information:** Map and Parcel No.: 155030CO1500CO

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, **Gary Lawrence and wife, Susan Hart**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Lyle Habacker and wife, Julie Ann Habacker** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8125 Poplarwood Lane, Nashville, TN 37221

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Davidson County DEEDWARR
Recvd: 08/27/14 10:42 4 pgs
Fees:23.00 Taxes:1256.15
20140827-0078056

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of August, 2014.

Gary Lawrence

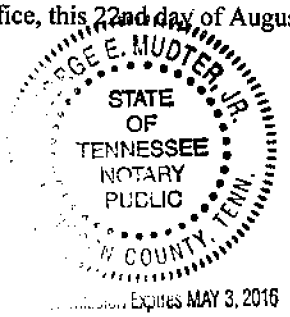
Susan Hart

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gary Lawrence and Susan Hart,** 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 22nd day of August, 2014.

My Commission Expires:



Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section I Poplar Wood as of record in Plat Book 9700, page 196, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary Lawrence and wife, Susan Hart, by deed dated October 6, 1997, from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, of record in Book 10639, page 478, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 155030CO1500CO.
2. Declaration of Covenants, Conditions and Restrictions for Poplar Wood of record in Book 9019, page 334; Book 1001, page 935; and Book 10206, page 512, 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. By-Laws of Poplar Wood Homeowners Association, of record in Book 11606, page 13, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Poplar Wood Homeowners Association, Inc. of record in Book 10042, page 127, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 196, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 3, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Charles A. Sullivant, Jr., 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

