WARRANTY DEED

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2014.

Jill L Swicegood
Notary Public

MY COMMISSION EXPIRES: 7-10-18

(AFFIX SEAL)

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
Brittanie L. Graham	Fifth Third Mortgage Co.	141060B01700CO
(NAME)	(NAME)	
8187 Coley Davis Road	5001 Kingsley Dr	Davidson County DEEDWARR Recvd: 10/01/14 11:33 3 pgs Fees:18.00 Taxes:425.13 **20141001-0090562**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Mary Lynn Hegdahl**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brittanie L. Graham, an unmarried woman**, 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 all of Unit 117, on the Horizontal Property Regime Common Element Plat, Poplar Ridge Condominiums of record in Plat Book 9700, Pages 829 and 830, and as established by the Master Deed of record in Book 11322, Page 931, as amended in Book 11662, Page 988 and in Book 11662, Page 993, all in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

Being the same property conveyed to Robert E. Hegdahl and Mary Lynn Hegdahl, husband and wife by Warranty Deed dated 02/08/2005 from Elisamaria S. Flores, unmarried of record in Instrument 200502090015045, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Lynn Hegdahl by Quit Claim Deed dated 09/16/2011 from Robert E. Hedgahl of record in Instrument 201203120021376, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 7900, Page 150, Plat Book 9700, Page 829, and Plat Book 9700, Page 830, said Register's Office.
Master Deed and By-Laws filed for record in Book 11322, Page 931, as amended of record in Book 11662, Page 988 and Book 11662, Page 993, said Register's Office.
Warranty Deed and Road Easement of record in Book 4116, Page 151, said Register's Office.
Charter of the Condominium Association of record in Book 11322, Page 924, 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 8187 Coley Davis Road, Nashville, TN 37221
(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 my hand this 29th day of September, 2014.

Mary Lynn Hegdahl

Mary Lynn Hegdahl

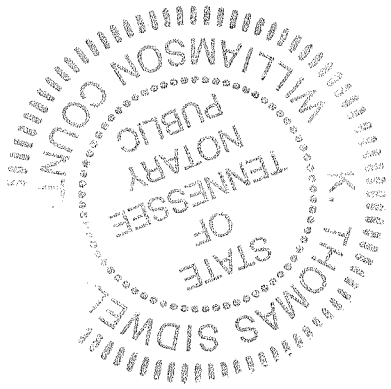
State of Tennessee
County of Williamson

Personally appeared before me Mary Lynn Hegdahl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2014.

Notary Public
My Commission Expires: 11/15/17

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



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

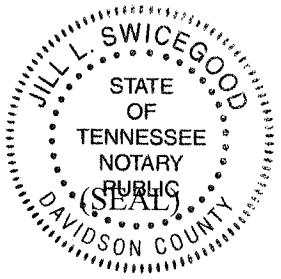
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood
Notary Public

My Commission Expires: 9/10/18