# WARRANTY DEED

BOX 30-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/4/2015

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert S. Poppen | NEW OWNER | 064160E02200CO |
| (NAME) | (NAME) | |
| 516 Griffin Circle | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20140088849 DEEDWARR
Recvd: 11/25/14 12:24 2 pgs
Fees:13.00 Taxes:636.40

20141125-0108688

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, **Lacie Turner Johnson and Virginia W. Turner, as joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert S. Poppen, a single man**, 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 No. 22, on site map for the Townhomes of Truxton Village, a Horizontal Property Regime, filed as Exhibit "A-1" to and established by the Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200610250132473, as amended of record in Instrument 200611060137656, as amended of record in Instrument 200711050130490, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions, Restrictions and ByLaws, 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 Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Lacie Turner Johnson and Virginia W. Turner, as joint tenants with right of survivorship by Warranty Deed dated 07/17/2007 from Phillips Builders, LLC of record in Instrument 200707230086994, Register's Office for Davidson County, Tennessee.

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 516 Griffin Circle, Hermitage, TN 37076
(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 November, 2014.

Lacie Turner Johnson

Virginia W. Turner

State of Tennessee
County of Wilson

Personally appeared before me Lacie Turner Johnson and Virginia W. Turner, 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 foregoing instrument for purposes therein contained.

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

Tammy Duncan

Notary Public
My Commission Expires: 4/20/15

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**