RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15054185** EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $179,500.00 Affiant Subscribed and sworn to before me, this 19th day of June, 2015. Notary Public My Commission Expires: 11-3-2015

WARRANTY DEED

Address New Owner: Christopher Popham 204 Village Pl Nashville TN 37211	Send Tax Bills To: Finworth Mortgage 2106 Crestmoor Rd Nashville, TN 37215	Tax Information: Tax Parcel ID No. 161-10-0A-065.00-CO

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, **Christopher Vance and Alicia Vance, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Christopher Popham, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Villages of Brentwood, Phase One, of record in Plat Book 5200, Page 613 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher F Vance and Alicia MacLaren Vance, by deed from Cameron A Marshall and wife, Sherri N. Marshall of record in Instrument No. 20051103-0133200, dated October 31, 2005, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015, a lien, not yet due and payable

Matter shown on the Plan of record in Plat Book 5200, page 613, said Register's office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Book 6143, page 11, Book 6398, Page 495, Book 6852, page 497, Book 7207, page 251 and Book 8507, page 831, said Register's office.

Order of Possession of record in Instrument No 20130419-0039360, said Register's Office.

Transmission Line Easement of record in Book 2335, Page 221, and Book 2338, page 222, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150050419 DEEDWARR
Recvd: 06/24/15 10:33 2 pgs
Fees:13.00 Taxes:664.15
20150624-0060432

Water Main Easement of record in Book 6310, Page 961, said Register's Office.

Sewer Easement of record in Book 6730, Page 508, said Register's Office.

This is improved property located at 204 Village Pl Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2015.

Christopher Vance

Alicia Vance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Vance and Alicia Vance, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2015.

Notary Public
My Commission Expires: 9/10/2018

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018