BILL GARRETT, Davidson County
Trans:T20150059230 DEEDWARR
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Fees:13.00 Taxes:925.00
20150721-0071137

# WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of June, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Johnathan W. Akin and Aimee B. Akin | New Owner | 161 10 0B 172.00 |
| (NAME) | (NAME) | |
| 813 Tintern Abbott Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher Kelly Poplin, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Johnathan W. Akin and Aimee B. Akin, husband and wife,** hereinafter called the Grantees, their heirs and 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. 18, on the Final Plat of Villages of Brentwood, a Planned Unit Development, Phase Eleven, of record in Book 9700, Page 949, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Christopher Kelly Poplin, an unmarried man by Warranty Deed from Larence Burks and wife, Audrey Burks dated December 10, 2004 and recorded December 15, 2004 as Instrument No. 20041215-0148820, in said Register's Office for Davidson County, Tennessee.**

Amanda Poplin , **spouse of** Christopher* , **joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.**

*Kelly Poplin

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 813 Tintern Abbott Court, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and 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 30th day of June, 2015.

**Christopher Kelly Poplin**

**Amanda Poplin**

**STATE OF Tennessee**

**County OF Rutherford**

I, Steve Toppings, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that **Christopher Kelly Poplin and Amanda Poplin** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of June, 2015.

Notary Public

My Commission Expires: 2-6-17

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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