6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2015

Notary Public
MY COMMISSION EXPIRES: May 07, 2018
(AFFIX SEAL)

I. DYKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
8624 Poplar Creek Rd LLC	8624 Poplar Creek Rd LLC	154-115
(NAME)	(NAME)	
8624 Poplar Creek Road	450 Kingston Springs Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Kingston Springs, TN 37082-9283	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Holly Dunn and Melissa Taylor** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **8624 Poplar Creek Rd LLC,** 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:

A certain parcel or tract of land in Davidson County, State of Tennessee, described as follows:

Beginning at a point in the center of Poplar Creek Road, Southwest comer of a 5.00 acres tract, Tract 3 of the Division of part of Goodall Bailey Property then with center of road with a curve to the right, delta 10 degrees, 27 minutes. 12 seconds. a radius of 847.19 feet chord north 61 degrees 53 minutes 24 seconds west 154.35 feet a distance of 154.57 feet then North 58 degrees 39 minutes 48 seconds, West 261.97 feet than leaving road with the East line of a 5.00 acre tract, Tract I of Division of Goodall Bailey Property, North 12 degrees 49 minutes 33 seconds, East 450.00 to an iron rod, North 30 degrees 15 minutes 45 seconds, West, 256.16 feet to an iron rod, then with Goodall Bailey Property North 75 degrees 08 minutes 21 seconds East 152.89 feet to an iron rod, South 24 degrees 29 minutes 40 seconds East, 187.00 feet to an iron rod, South 37 degrees 26 minutes 16 seconds East, 108.79 feet to an iron rod, South 65 degrees 45 minutes 46 East 126.44 feet to an iron rod, then with the West line of Tract 3, South 02 degrees 07 minutes 26 seconds West 607.89 feet to the beginning containing 5.00 acres, more or less being tract 2 according to a survey by Perry Chapdalaina Jr. 3.21.1984.

Being the same property conveyed to Melissa Taylor, a single woman and Holly Dunn, a single woman by deed dated May 22, 2013 from Mike Dobbs and wife, Nancy Dobbs of record in Instrument No. 20130524-0052814, Register's Office for Davidson County, Tennessee.

Melissa Taylor is one and the same as Melissa L. Taylor and Holly Dunn is one and the same as Holly S. Dunn, both now married.

unimproved ☐

This is improved ☑ property, known as 8624 Poplar Creek 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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20150059619 DEEDWARR
Recvd: 07/22/15 08:22 2 pgs
Fees:13.00 Taxes:1849.63
20150722-0071615

Witness my/our hands this 15th day of July, 2015.

Melissa L. Taylor

Holly S. Dunn

State of Tennessee
County of Davidson

Personally appeared before me **Melissa L. Taylor and Holly S. Dunn**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2015.

Notary Public J. Dyke Tatum
My Commission Expires: May 07, 2018

File No.: 15-Sommers

