Davidson County DEEDWARR
Recvd: 07/24/15 14:26 3 pgs
Fees:18.00 Taxes:407.00
20150724-0073009

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Meagan K. Stroop 429 Lemont Drive Nashville, TN 37216	Waterstone Mortgage 1321 Murfreesboro Pk Suite 606 Nashville, TN 37217	061050A- 036.00CO

THIS INDENTURE, made this 24th day of July, 2015 between

Juan D. Garrett and wife, Johonna L. Garrett

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Meagan K. Stroop, single woman

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 108 as created by the Master Deed and By Laws for Poplar Glen, a Horizontal Property Regime of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase I, of record in Book 6900, Page 646, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with the undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By Laws, as may be from time amended as provided therein.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in the Tennessee Code Annotated, and is subject to the provisions and requirements, easements, rights and interest in favor of other unit owners and all sewer, water, utility and telephone easements now or hereafter established over through or upon the land embracing the regime and building thereon, and also including without limitations all conditions covenants, restrictions and other undertakings contained in the Master Deed and By Laws establishing the Horizontal Property Regime for Poplar Glen, of record in Book 7534, Page 591, Book 7548, Page 612 and Book 8036, Page 175, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Juan D. Garrett and Johonna L. Garrett by Warranty Deed dated 10/27/00 from Richelle N. Wilson, now married and known as Richelle Wilson Deharde of record in Instrument No. 20001101-0108164, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 429 Lemont Drive, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Juan D. Garrett

Johonna L. Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Juan D. Garrett & Johonna L. Garrett, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 24th day of July, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $110,000.00.

Affiant

Sworn to and subscribed before me, this 24th day of July, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Karen B. Heavener, 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.

Karen B. Heavener

Signature

State of TN

County of Davidson

Personally appeared before me, Tammy D. Mellons, a notary public for this county and state, Karen B. Heavener who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tammy D. Mellons

Notary's Signature

My Commission Expires: 3/8/16

