Davidson County DEEDWARR
Recvd: 08/03/15 08:07 3 pgs
Fees:18.00 Taxes:647.13
20150803-0076054

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156261

#32556

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00.

Linda Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2015.

NOTARY PUBLIC

My commission expires: 29 Jul 18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Popwell 1272 Bending Creek Dr. Antioch, TN 37013	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	173 15 0A 047.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars ($174,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LINDA SMITH**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL A POPWELL and BARBARA R PAFETTI, husband and wife** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 47 on the Plan of Mill Run, Phase 1, of record in Book 11700, Page 27, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Linda Smith, a single woman, by Deed dated November 4, 2008 and recorded November 10, 2008, of record in Instrument Number 20081110-0111337, in the Register's Office of Davidson County, Tennessee; and THEREAFTER being the same property conveyed to Linda Smith, a single woman, and Kristy L. Jones, a single woman, by Deed dated November 4, 2008 and recorded November 10, 2008, of record in Instrument Number 20081110-0111339, in the Register's Office of Davidson County, Tennessee; and THEREAFTER being the same property conveyed to Linda Smith, unmarried, by Deed dated February 8, 2013 and recorded February 20, 2013, of record in Instrument Number 20130220-0016975, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 1272 Bending Creek Dr, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy,

the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of July, 2015.

Linda Smith

LINDA SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Linda Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of July, 2015.

Notary Public

Printed Notary Name

My commission expires: 29 July 18

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016