THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074622**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $244,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2015. Notary Public My Commission Expires: 9-11-17

BILL GARRETT, Davidson County
Trans:T20150064819 DEEDWARR
Recvd: 08/05/15 11:13 2 pgs
Fees:13.00 Taxes:902.80
20150805-0077840

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

Address New Owner: Mark Hagewood and Rachel Hagewood 640 WOLFEBORO LN Nashville TN 37221-6615	Send Tax Bills To: ~~New Owner~~ F&M 50 Franklin St. Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 141-05-0A-114.00 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, **Steven A. Popp and Tegan K. Popp, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mark F. Hagewood and Rachel Hagewood, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 114, PHASE 1, SECTION 2, AVONDALE PARK as shown on plat of record in Instrument No. 20081218-0121117, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Steven A. Popp and Tegan K. Popp, husband and wife, as recorded on the 2nd day of August, 2013 in Instrument No. 20130802-0080799 and Warranty Deed from Avondale Residential, Inc. to NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, as recorded on the 11th day of April, 2013 in Instrument No. 20130411-0036160, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, SECTION 2, AVONDALE PARK, as recorded in Instrument No. 20081218-0121117.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20081203-0117452, 20090331-0028791, 20101223-0102254 and 20020821-0100879. Charter of Avondale Park Homeowners Association, Inc. recorded at Instrument No. 20081203-0117350.

Easement for Access, recorded in Instrument No. 20041207-0145662.

Easement for Transmission Line, recorded in Instrument No. 20060110-0003857.

Easement for Water Line, recorded in Book 5738, Page 832 and Partial Abandonment recorded at Instrument No. 20080826-0087638.

Easement for Right-of-way, recorded in Book 787, Page 7 and Book 4193, Page 903.

Rights of upper and lower riparian owners to the flow of the waters of the river (or creek), free from diminution or pollution claimed or asserted by surrounding land owners and State of Tennessee.

Easement for Sewer Line, recorded in Book 7601, Page 400.

Easement for Water Main, recorded in Book 1237, Page 674 and Book 840, Page 540.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071002-0117293.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.

Portion of overall property is within the 100 year flood plain as shown on the overall boundary lay out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

Deed to USA/Tennessee Valley Authority recorded in Book 4118, Page 694 and Book 4228, Page 635.

Order to Tennessee Valley Authority recorded in Book 4273, Page 280.

This is improved property located at 640 WOLFEBORO LN Nashville TN 37221-6615

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 4th day of August, 2015.

Steven A. Popp

Tegan K. Popp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven A. Popp and Tegan K. Popp, 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 4th day of August, 2015.

Notary Public

My Commission Expires: _____

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