BILL GARRETT, Davidson County
Trans:T20150075331 DEEDWARR
Recvd: 09/03/15 11:50 2 pgs
Fees:13.00 Taxes:784.40
20150903-0089949

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1221

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Clare Purcell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of September, 2015

Notary Public
Commission Expires:

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason Lalacona 1007 Stockell St. Nashville, TN 37207	Franklin America Mtg Co. 501 Corporate Centre Dri#400 Franklin, TN 37067	08203020600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kate Poppe and Ryan Poppe, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Lalacona, unmarried and Mindy Reeble, unmarried, as joint tenants with right of suviorship

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 the northerly 10 feet of Lot No. 40 and the southerly 40 feet of Lot No. 41 on the Plan of the Benedict Land Company's Subdivision of the Lindsley Trace as of record in Book 332, pages 40, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete descripton.

Being the same property conveyed to Kate Poppe and Ryan Poppe, wife and husband by Warranty Deed from Adam Laker and Corrie Laker, husband and wife dated 01-17-2014 and recorded 01-22-2014 in Instrument No. 20140122-0006150, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1007 Stockell St., Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of September, 2015.

Kate Poppe

Ryan Poppe

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kate Poppe and Ryan Poppe, wife and husband** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of September, 2015.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/24/17