(1)

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF September, 2015.

NOTARY PUBLIC

My Commission expires: 3/3/19

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15080041

Address of New Owner
Steven A. Popp and
Tegan K. Popp
8067 Whites Creek Pike
Joelton, TN 37080

Send Tax Bills To:
XXXXX
XXXXX
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Hoover, AL 35244

Tax Information:
008-022.00

BILL GARRETT, Davidson County
Trans:T20150075754 DEEDWARR
Recvd: 09/04/15 12:38 2 pgs
Fees:13.00 Taxes:499.50
20150904-0090474

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Arthur Lekic and Lauren Lekic, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Steven A. Popp and Tegan K. Popp, husband and wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract 1
A tract of land in the 14th Civil District of Davidson County, Tennessee, lying on the westerly side of State Route No. 64, known as the Old Springfield Pike and being part of the property conveyed to H.E. Baxter and wife, Lockie K. Baxter, by deed from W.H. Williams, et al, of record in Book 1174, Page 15, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the afore mentioned Old Springfield Pike, said point being South 31 degrees 45 minutes East of and 88.4 feet from the northeast corner of the property conveyed to H.E. Baxter and wife, Lockie K. Baxter by deed from W.H. Williams, et al, of record in Book 1174, Page 15, Register's Office for Davidson County, Tennessee; thence, South 33 degrees 45 minutes East with the center of said Pike 80 feet to a point; thence, South 35 degrees East 75.7 feet to a point; thence leaving said Pike, South 53 degrees 30 minutes West 153.1 feet to an iron pin; thence, North 30 degrees 20 minutes West, 167.7 feet to an iron pin; thence, North 58 degrees 30 minutes East, 140.6 feet to the point of beginning, containing 0.55 acres, more or less.

Tract 2
A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Donald R. Carver, April 12, 1978, as follows:

Beginning at a point in the southwest corner to the tract of land conveyed to Glenna Baxter Johnson and husband, Harvey L. Johnson, of record in Book 2604, Page 413, Register's Office for Davidson County, Tennessee; thence, South 53 degrees 30 minutes West, 80 feet to a point; thence, North 30 degrees 20 minutes West, 174.70 feet to a point; thence, North 58 degrees 30 minutes East, 80 feet to a point, the northwest corner of the land conveyed to Glenna Baxter Johnson and husband, Harvey L. Johnson, by deed of record in Book 2604, Page 413, Register's Office for Davidson County, Tennessee; thence, South 30 degrees 20 minutes East, 167.70 feet to the point of beginning, containing 0.31 acres, more or less.

Being the same property conveyed to Arthur Lekic and wife, Lauren Lekic, by Warranty Deed from Deborah A. Shepard (now known as Deborah A. Shepard Moore) dated 02/28/13 and recorded on 03/04/13 in Instrument No. 20130304-00121368 Register's Office of Davidson County, Tennessee.

This is improved property generally located:
8067 Whites Creek Pike, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2015 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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. We do covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Arthur Lekic and Lauren Lekic** have caused this instrument to be executed, this the 2 day of September 2015.

Arthur Lekic

Lauren Lekic

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Arthur Lekic and Lauren Lekic,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 2 day of September 2015.

My commission Expires: 8/24/18

NOTARY PUBLIC

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY