BILL GARRETT, Davidson County
Trans: T20150086550 DEEDWARR
Recvd: 10/12/15 08:58 2 pgs
Fees: 13.00 Taxes: 872.83
20151012-0103453

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 235,900.00

Affiant

Subscribed and sworn to before me, this 6th day of October, 2015.

Notary Public

My commission expires: 3/1/16

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bradley E. Popejoy Jr.	Lending Hand Mortgage, LLC	**09504014500**
205 Blanchard Place	116 E. Cedar St.	
Nashville, TN 37214	Goodlettsville, TN 37072	

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 ACKNOWLEDGE, WE,

Richard Marsh and wife, Kaneshia Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradley E. Popejoy Jr., a single man

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, TN, Being Lot No. 53 on the Plan of Eva-Mor Heights of record in Book 1424, page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Marsh and wife, Kaneshia Taylor and Quitclaim Deed from Richard Marsh, married, dated 09/11/2013 and recorded on 09/20/2013 in Instrument Number 20130920-0099219, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 205 Blanchard Place, Nashville, TN 37214.

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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 6th day of October, 2015.

Richard Marsh

Richard Marsh

Kaneshia Taylor

Kaneshia Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Richard Marsh and Kaneshia Taylor, the within named Grantor(s), 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, at office, this 6th day of October, 2015.

Notary Public

My Commission Expires: 11-20-2018

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER