BILL GARRETT, Davidson County
Trans:T20150092914 DEEDWARR
Recvd: 11/02/15 09:40 2 pgs
Fees:13.00 Taxes:610.50
20151102-0110972

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 19th day of October, 2015.

Notary Public
My commission expires: 3-8-16

Address of New Owner:	Send Tax Bills to:	Tax Information
Poppyseed Properties, LLC 664 Harding Place Nashville, TN 37211	New Owner	147-01-0-062.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trey Cain Trustee of The 664 Harding Place Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Poppyseed Properties, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 481, as shown on the map entitled the Plan of Caldwell Hall, Section VI, of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trey Cain, Trustee for The 664 Harding Place Trust by deed from Donald Dwayne Woody and Phyllis Marie Evansof record in Instrument No./ Book * _____ Page _____ Register's Office for Davidson County Tennessee.

*20151012-0103740

This property is improved property known as **664 Harding Place, Nashville, TN, 37211.**

This conveyance is subject to the following: (1) Matters shown on the Plan of record in Book 2900, page 148; (2) Restrictions of record in Book 1788, Page 108 and Book 3251, Page 543, amended in Book 3251, Page 543, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 10/19/15.

The 664 Harding Place Trust

By: _____
Trey Cain
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trey Cain Trustee of **The 664 Harding Place Trust** the bargainor(s), 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 as Trustee.

Witness my hand and official seal at Franklin, Tennessee, this the 10/19/15.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2015103974

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON