WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-23-2016

(AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

G-VRES-15-1224

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Poplar Street Properties, LLC	NEW OWNER	
(NAME) 4128 33RD AVE. NORTH ~~1224 Bessie Avenue~~	(NAME)	**071-10-0-141-00**
(ADDRESS) **Nashville, TN ~~37207-5305~~** 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TIMOTHY BUCHANAN, SR., MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **POPLAR STREET PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of J. B. Haynie's Cumberland Heights Addition to Nashville of record in Plat Book 57, Page 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy Buchanan, Sr. by Quitclaim deed from Fred Scarbrough and wife, Rebecca Scarbrough of record in Instrument No. 20150727-0073906 Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 27, 2015. Being the same property conveyed to Fred Scarbrough and Rebecca Scarbrough by Quitclaim deed from Fred Scarbrough of record in Instrument No. 20150727-0073905 Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 27, 2015.Being the same property conveyed to Fred Scarbrough by Quitclaim deed from Edna L. Scarbrough of record in Instrument No. 20141231-0119048 Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on December 31, 2014. Being the same property conveyed to J. C. Scarbrough and wife, Edna L. Scarbrough by Warranty deed from C. E. Harlan and wife, Marie Harlan of record in Book 4258, page 619, Register's Office for Davidson County, Tennessee, dated August 12, 1968 and recorded on August 12, 1968.

The above referenced property was investment property for the Grantor and the property has never been used as a principal marital residence.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 170, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1224 Bessie Avenue , Nashville, Tennessee 37207-5305**.

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20150102921 DEEDWARR
Recvd: 12/04/15 15:33 2 pgs
Fees:13.00 Taxes:194.25
20151204-0122635

Witness my/our hand(s) this the 2nd DAY OF DECEMBER, 2015.

Timothy Buchanan, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY BUCHANAN, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNFSSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212