BILL GARRETT, Davidson County
Trans: T20160014324 DEEDWARR
Recvd: 02/22/16 10:57 2 pgs
Fees: 13.00 Taxes: 469.90
20160222-0016539

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WR16-1721

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan Popkin	Franklin American Mortgage Com	
1721 14th Avenue North	(NAME) 501 Corporate Centre Drive, Suite 400	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Franklin, TN 37067	081-11-0-342.00
(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, we TRENT BLACK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOAN POPKIN, , 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 part of Lot No. 284 on the Plan of D.T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 284 fronts 40 feet on the west side of 14th Avenue North and runs back 170 feet to an alley.

Being the same property conveyed to Trent Black by Warranty deed from Marietta C. Mantilla and Gabriel Mantilla of record in Instrument No. 20101027-0086015 Register's Office for Davidson County, Tennessee, dated October 14, 2010 and recorded on October 27, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 21, Page 41; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1721 14th Avenue North , Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

Witness my/our hand(s) this 17th day of February, 2016.

Trent Black

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of February, 2016, before me personally appeared Trent Black, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of February, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959