This instrument prepared by:
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BILL GARRETT, Davidson County
Trans:T20160026444 DEEDWARR
Recvd: 04/01/16 10:59 2 pgs
Fees:13.00 Taxes:1664.63

20160401-0030980

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $449,900.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2016.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
DAVID DANIEL JERNIGAN	new owner	155030C01900CO
8109 POPLARWOOD LANE		
NASHVILLE, TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EILEEN MARIE USMAN, UNMARRIED,** hereinafter referred to **DAVID DANIEL JERNIGAN AND WIFE, MARIA ELIZABETH JERNIGAN,** as Grantors, have bargained and sold, and do hereby transfer and convey to, , hereinafter called the Grantees, their successors and assigns, a 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. 19 ON THE FINAL PLAT OF POPLAR WOOD, SECTION 1, OF RECORD IN PLAT BOOK 9700, PAGE196, 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 EILEEN MARIE USMAN, UNMARRIED, BY WARRANTY DEED DATED OCTOBER 7, 2011, FROM FREDERICK J. RACHIDE AND WIFE, NELL G. RACHIDE, OF RECORD IN INSTRUMENT NO. 20111019-0081189, DAVIDSON COUNTY REGISTER OF DEEDS,

This property is improved property known as 8109 POPLARWOOD LANE, NASHVILLE, TN 37221.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31ST DAY OF MARCH, 2016.

Eileen Marie Usman

EILEEN MARIE USMAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, EILEEN MARIE USMAN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in FRANKLIN, TENNESSEE, this 31ST DAY OF MARCH, 2016.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

BRIAN PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY