BILL GARRETT, Davidson County
Trans:T20160057625 DEEDWARR
Recvd: 07/06/16 15:39 2 pgs
Fees:13.00 Taxes:919.03
20160706-0069262

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $248,385.42.

Affiant

Subscribed and sworn to before me, this the 5th day of July, 2016.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Grantland Hammond	New Owner	
712 Tyneside Circle		091-12-0-048.00
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **POPLAR STREET PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRANTLAND HAMMOND, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being Lot No. (s) 98, 100 and 102, Block 61 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, 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 Vernon K. Craus and wife, Linda L. Craus and Vernon R. Light by Warranty deed from David B. Martin and wife, Helen D. Martin of record in Book 7023, page 923, rerecorded at Book 7038, Page 296, Register's Office for Davidson County, Tennessee, dated October 24, 1986 and recorded on October 29, 1986. The said Vernon K. Craus, and Vernon R. Light and wife, Jerolyn Margaret Light having since died.

Being the same property conveyed to Linda L. Craus a 1/12 interest by Quitclaim deed from Danny Vaughn of record in Instrument No. 200160318-0025764 Register's Office for Davidson County, Tennessee, dated March 17, 2016 and recorded on March 18, 2016.

Being the same property conveyed to Linda L. Craus, a 1/6 interest by Quitclaim deed from Angela Gayle Beaudion of record in Instrument No. 20160318-0025765 Register's Office for Davidson County, Tennessee, dated February 10, 2016 and recorded on March 18, 2016.

Being the same property conveyed to Linda L. Craus, a 1/12 interest by Quitclaim deed from Barbara June Bailey of record in Instrument No. 20160318-0025766 Register's Office for Davidson County, Tennessee, dated March 17, 2016 and recorded on March 18, 2016.

Being the same property conveyed to Poplar Street Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Linda L. Craus, unmarried of record in Instrument No. 20160517-0049348 Register's Office for Davidson County, Tennessee, dated May 13, 2016 and recorded on May 17, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 801 45th Avenue North, Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of July, 2016.

Poplar Street Properties, LLC, a Tennessee Limited Liability Company

Troy Stackhouse, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Troy Stackhouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Poplar Street Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5th day of July, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018