BILL GARRETT, Davidson County
Trans:T20160074612 DEEDWARR
Recvd: 08/26/16 09:47 2 pgs
Fees:13.00 Taxes:1110.00
20160826-0089420

Warranty Deed

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $300,000.00 Affiant Subscribed and sworn to before me, this the 5th day of August, 2016. Notary Public My commission expires: 9-10-2018

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:
Joshua T. Connelly	Gardner Financial Services LTD, dba Legacy Mutual Mortgage	
1224 Bessie Avenue	3503 Pecanus Parkway	071-10-0-141.00
Nashville, TN 37207	San Antonio, Texas 78231	

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 **JOSHUA T. CONNELLY, SINGLE MAN**, 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. 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 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.

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 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 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 Poplar Street Properties, LLC by Warranty deed from Timothy Buchanan, Sr., married of record in Instrument No. 20151204-0122635 Register's Office for Davidson County, Tennessee, dated December 2, 2015 and recorded on December 4, 2015.

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 1224 Bessie Avenue, Nashville, TN 37207.

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 August, 2016.

Poplar Street Properties, LLC, a Tennessee Limited Liability Company

Ryan N. Stringfellow, Authorized Agent

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 Ryan N. Stringfellow, 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 an Authorized Agent 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 August, 2016.

Notary Public

My Commission Expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018