BILL GARRETT, Davidson County
Trans:T20160081946 DEEDWARR
Recvd: 09/19/16 13:25 2 pgs
Fees:13.00 Taxes:536.50
20160919-0098296

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Ashley

The actual consideration or value, whichever is greater, for this transfer is 145,000.00

Affiant

Subscribed and sworn to before me, this 16th day of September, 2016.

Pamela Y. Culp
Notary Public-State of Arkansas
Ashley County
My Commission Expires 11-13-2016
Commission # 12357086

Notary Public

My commission expires: 11-13-2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SHERRY KINNEY	New Owner	**141060B00600CO**
8207 Coley Davis Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Howard Roberts, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHERRY KINNEY

HEREINAFTER CALLED THE GRANTEES, 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, Unit No. 106, of the Poplar Ridge Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as established by Master Deed of record in Book 11322, page 931, as amended in Book 11662, pages 988 and 993, Instrument No. 20000211-0014075 and Instrument No. 20000609-0057726, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made for the plat of Poplar Ridge Condominiums, as of record in Plat Book 9700, page 829 and 830, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Howard Roberts, unmarried, from Summer L. Webb, unmarried, by Warranty Deed dated April 29, 2013 of record in Instrument No. 20130510-0047687, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 8207 Coley Davis Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 16th day of September, 2016.

Howard Roberts

STATE OF Arkansas
COUNTY OF Ashley

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

Witness my hand, at office, this 14th day of September, 2016.

Pamela Y Culp
Notary Public

My Commission Expires: 11-13-2016

Pamela Y. Culp
Notary Public-State of Arkansas
Ashley County
My Commission Expires 11-13-2016
Commission # 12357086