NEW OWNER:

Courtnee Erin Melton
105 Poplar Court
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

BancorpSouth Bank
2201 Highland Ave South
Birmingham, AL 35205

FILE NO: 16-0840

Map 061, Group 05-0-A, Parcel 077.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 10/11/16 10:57 4 pgs
Fees:23.00 Taxes:517.63
20161011-0107286

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars** ($139,900.00) cash in hand paid, the receipt of which is hereby acknowledged, **SCOTTY CAMPBELL, UNMARRIED**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **COURTNEE ERIN MELTON, UNMARRIED** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 63, on the Plan of Condominium Site Plan, Poplar Glen, Phase IV, as established by Master Deed for Poplar Glen of record in Book 7534, Page 591; Book 7548, Page 612; Book 8036, Page 175; and Book 8679, Page 984, and as shown on the Plan of record in Book 7900, Page 392 (erroneously referenced in prior deeds as Book 7800, Page 392), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Secretary of Housing and Urban Development by Warranty Deed from Tennessee Housing Development Agency, dated September 27, 2013, recorded October 7, 2014, of record in Instrument No. 20141007-0092954, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Scotty Campbell, single by deed from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., dated January 15, 2015, recorded January 16, 2015, of record in Instrument No. 20150116-0004655, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 105 Poplar Court, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 4th day of **October, 2016.**

SCOTTY CAMPBELL

STATE OF TENNESSEE
COUNTY OF Sullivan

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SCOTTY CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4 day of **October, 2016.**

LORI HAMMOND
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SULLIVAN

My commission expires: 4/26/2019

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The actual consideration or value, whichever is greater, for this transfer is $ 139,900.00 .

Rachelle Cavender
AFFIANT

Sworn to and subscribed to before me this 6th day of **October, 2016**.

Notary Public
NOTARY PUBLIC

My commission expires: 2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

True Copy Certification

I, **Rachelle Caudill**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020