THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16099342** BILL GARRETT, Davidson County Trans:T20160107635 DEEDWARR Recvd: 12/07/16 12:38 2 pgs Fees:13.00 Taxes:3385.50 20161207-0128529	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $915,000.00 Affiant Subscribed and sworn to before me, this 6th day of December, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: John Pope and Kristi Pope 1019 Battery Lane Nashville TN 37220-1030	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13112011100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cornelius Designs, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Pope and Kristi Pope, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of Lot No. 29 on the Plan of Zenaida Place, not of record.

Said part of said Lot fronts 92 feet on the Southerly line of Battery Lane and runs back South 4 deg. 30' West 710.5 feet on the Easterly line and then extends back South 4 deg. 30' W. 272 ft. on the Westerly line where there is a offset; thence S. 85 deg. 30' E. 49.0 feet to a point; thence S. 4 deg. 30' West 437.3 feet to the rear; thence along said rear South 87 deg. 30' E. 43 feet.

Being the same property conveyed to Ronny W. Atchison And Carolyn Rigney Atchison by Deed from Ronny W. Atchison, Carolyn Rigney Atchison and Robert F. Spann, Trustee, filed for record 08/21/1989, in Book 7919, Page 254, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn M. Rigney by Deed from Mary Duncan Rigney, filed for record 10/07/1969, in Book 4370, Page 267, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Cornelius Designs, LLC by Warranty Deed from Ronny W. Atchison and Carolyn Rigney Atchison, husband and wife, recorded on the 10th day of November, 2015 in Instrument No. 20151110-0114164, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4306, Page 241.

This is improved property located at 1019 Battery Lane Nashville TN 37220-1030

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2016.

Cornelius Designs, LLC

member

By: Sandra Gray Cornelius, sole member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Gray Cornelius, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the sole member of Cornelius Designs, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of December 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018