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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16109712** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $224,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of November, 2016.<br><br>Notary Public<br>My Commission Expires: 5-8-18 |

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

BILL GARRETT, Davidson County
Trans:T20160108169 DEEDWARR
Recvd: 12/08/16 14:37 2 pgs
Fees:13.00 Taxes:832.13

20161208-0129137

# WARRANTY DEED

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|---|---|---|
| Address New Owner:<br>Joshua Robertson<br>7741 Poplar Ridge Drive<br>Nashville TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>141-06-0A-059.00 CO |

**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, **Michael J. LaGreca and Lynn LaGreca, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joshua Robertson, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 36, as shown on the map entitled Final Plat Revision to Lots 35 & 36, Poplar Ridge - Section Five, of record in Plat Book 9700, page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL J. LAGRECA and wife, LYNN LAGRECA, by deed from SHEENA LISA TAYLOR, of record in Instrument No. 20130918-0098509, dated May 16, 2013, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 141-06-0A-059.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8113, page 105, amended in Book 10322, page 76 and Book 10370, page 333, said Register's Office.

Matters shown on the Plan of record in Plat Book 9700, page 516, said Register's Office.

By-Laws of Poplar Ridge Homeowners' Association of record in Bok 8113, page 116, said Register's Office.

This is improved property located at 7741 Poplar Ridge Drive Nashville TN 37221

**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 30th day of November, 2016.

Michael J. LaGreca

Lynn LaGreca

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. LaGreca and Lynn LaGreca, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018