WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170000092 DEEDWARR
Recvd: 01/03/17 09:33 2 pgs
Fees:13.00 Taxes:525.40
20170103-0000143

G-VRES-16-406-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Saul Cervantes Garcia and Stephen E. Goins	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	**061-05-0A-019.00**
406 Lemont Drive	**4025 Hillsboro Road, #601**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-1500	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANDRA M. KELSEY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAUL CERVANTES GARCIA AND JESSICA REDMOND, HUSBAND AND WIFE AND STEPHEN E. GOINS, A MARRIED MAN, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 38, as created and established by the Master Deed and By-Laws for Phase II, Poplar Glen, a horizontal property regime, of record in Book 7534, Page 591, as amended in Book 7548, page 612, Book 7733, page 880 and re-recorded in Book 7734, page 478, Book 7654, Page 439 and Book 8036, Page 175, in the Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for Popular Glen, Phase II, of record in Book 6900, page 764 and Plat Book 6900, Page 567, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7654, page 439, said Register's Office to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to Sandra M. Kelsey, an unmarried woman by Warranty deed from Tara L. Shea, an unmarried woman of record in Instrument No. 20070801-0091216 Register's Office for Davidson County, Tennessee, dated June 27, 2007 and recorded on August 1, 2007.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 764 and Plat Book 6900, Page 567, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed with By-Laws appended thereto establishing a Horizontal Property Regime of Poplar Glen of record in Book 7534, Page 591, as amended in Book 7548, page 612, Book 7733, page 880 and re-recorded in Book 7734, page 478, Book 7654, Page 439 and Book 8036, Page 175, Register's Office for Davidson County, Tennessee.
- Conveyance of Cross Easement of record in Book 7337, Page 269, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement and/or Storm Drainage of record in Book 4989, Page 430 and Book 5124, page 28, in the Register's Office for Davidson County, Tennessee.
- Planned Unit Agreement of record in Book 6088, Page 308, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8036, Page 209, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **406 Lemont Drive , Nashville, Tennessee 37216-1500**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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 the 6th DAY OF DECEMBER, 2016.

Sandra M. Kelsey

Sandra M. Kelsey

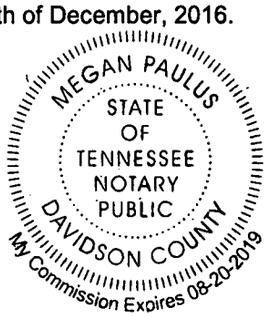
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 6th of December, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212