THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 161110100** BILL GARRETT, Davidson County Trans:T20170002491 DEEDWARR Recvd: 01/10/17 11:11 2 pgs Fees:13.00 Taxes:536.50 20170110-0002771	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $145,000.00. Marcus R Bourne Affiant Subscribed and sworn to before me, this 6th day of January, 2017. JAMES A. WARRINER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 1-6-20

WARRANTY DEED

Address New Owner: Marcus R Bourne and Marla K Bourne 8217 Coley Davis Rd Nashville TN 37221-2315	Send Tax Bills To: OWNER	Tax Information: Tax Parcel ID No. 141-06-0B-001.00-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, **Jennie R Tomlinson n/k/a Jennie R Tomlinson Fults, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marcus R Bourne and Marla K Bourne, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 101 of Poplar Ridge Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Poplar Ridge Condominiums of record in Book 11322, Page 931, Book 11662, Page 988, Book 11662, Page 993, Instrument Number 20000211-0014075, and Instrument Number 20000609-0057726, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jennie R. Tomlinson, unmarried by Quitclaim deed from Nicholas L. Elovitz, unmarried of record in Instrument No. 20080305-0021820 Register's Office for Davidson County, Tennessee, dated February 21, 2008 and recorded on March 05, 2008.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 829 and 830, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 establishing a Horizontal Property Regime of Poplar Ridge Condominiums of record in Book 11322, Page 931, amended in Book 11662, Page 988, 11662, Page 993, Instrument No. 20000211-0014075 and Instrument No. 20000609-0057726, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 11322, Page 957, Register's Office for Davidson, County, Tennessee.
Deeds of common areas to HOA of record in Book 8292, Page 969 & Book 9081, page 74, in the Register's Office for Davidson County, Tennessee.
Charter for Poplar Ridge HOA of record in Book 11322, Page 924, in the Register's Office for Davidson County, Tennessee.
Sewer line easement of record in Book 8292, Page 975, in the Register's Office for Davidson County, Tennessee.
Utility & maintenance agreement of record in Book 11585, Page 325, in the Register's Office for Davidson County, Tennessee.
Conveyance for cross easements of record in Book 7337, Page 269, in the Register's Office for Davidson County, Tennessee.
Right of way, slope & drainage easement of record in Book 9161, Page 878 and 893, in the Register's Office for Davidson County, Tennessee.
Sanitary sewer and Storm drainage easement of record in Book 4989, Page 430, Book 5129, Page 28, Book 5325, Page 322, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 8217 Coley Davis Rd Nashville TN 37221-2315

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 January, 2017.

Jennie R Tomlinson Fults

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennie R Tomlinson Fults, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY