(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170019326 DEEDWARR
Recvd: 03/07/17 08:36 2 pgs
Fees:13.00 Taxes:814.00

20170307-0022185

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly L. Roberson	Kelly L. Roberson	141 06 0 A 065.00 CO
(NAME)	(NAME)	
7756 Poplar Ridge Drive	7756 Poplar Ridge Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Julene K. Fountain, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly L. Roberson, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in DAVIDSON County, Tennessee, being Lot No. 63, on the FIRST REVISION, FINAL PLAT, SECTION FIVE, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, page 385, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Julene K. Fountain, unmarried, by Warranty Deed from Karl E. Haury, Jr. and wife, Judy B. Haury, dated March 17, 1998, of record in Book 10851, page 370, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Plat Book 7900, page 150 and Plat Book 9700, page 385; Easement to Metro Nashville Davidson County Electric Power Board of record in Book 10220, page 94 and Book 10220, page 98; Right of way deed to Metro Nashville Davidson County of record in Book 9612, page 396 and Book 9612, page 399; Quitclaim Deed to Homeowners Association for open space of record in Book 8292, page 969; Charter of Poplar Ridge Homeowners Association of record in Book 8232, page 501; Restrictions of record in Book 8113, page 105; Book 10322, page 76; Book 10370, page 333 and Book 10948, page 482; By-Laws of Poplar Ridge Homeowners Association of record in Book 8113, page 116; All of record in Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7756 Poplar Ridge Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 3rd day of March, 2017.

Julene K. Fountain

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Julene K. Fountain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 3rd day of March, 2017.

MISTY S. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

Notary Public
My Commission Expires: _____

File No.: 24791