THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411691**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,455,000.00. Affiant Subscribed and sworn to before me, this 18th day of May, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170043481 DEEDWARR
Recvd: 05/22/17 15:21 2 pgs
Fees:13.00 Taxes:5383.50
20170522-0050795

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Jonathan Jackson Conklin 1130 BROOKWOOD LANE Nashville, TN 37220-1002	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13116001700

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, **John C. Pope IV, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Jackson Conklin, unmarried**, ("Grantees"), its 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 12, BLOCK A, PLAN OF GATEWAY ACRES, as shown on plat of record in Plat Book 974, Page 73, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Henry E. Kromer, Married and Christopher L. Kromer, Married to John C. Pope, IV. and wife, Kathryn S. Pope, as recorded on the 4th day of November, 2003 in Instrument No. 20031104-0161666 and Quitclaim Deed from Kathryn S. Pope to John C. Pope IV, as recorded on the 24th day of September, 2012 in Instrument No. 20120924-0086562, in the Register's Office of Davidson County, Tennessee.

Kristi Cook Pope joins in the signing of this instrument to convey any marital interest she may have in the subject property.

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 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GATEWAY ACRES, as recorded in Plat Book 974, Page(s) 73.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 5046, Page 9.

This is improved property located at 1130 BROOKWOOD LANE Nashville, TN 37220-1002.

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 18th day of May, 2017.

John C. Pope IV

Kristi Cook Pope

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John C. Pope IV and Kristi Cook Pope, 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 18th day of May, 2017.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018