WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

R-VRES-17-3720

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)
The Poppy Son Trust dated May 26, 2017	**Same as New Owner**	
(NAME)	(NAME)	**104-09-0-021.00**
3720 Central Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ANNA S. BRIDGERS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDA M. SHEPHERD, TRUSTEE OF THE POPPY SON TRUST DATED MAY 26, 2017,** 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 Lot No. 1 on the Plan of Revised Plan of S. C. McDonald's Resubdivision of Lot 230, the West 42.5 feet of Lot 231, and the East 25 feet of Lot 229 on the Map of Richland Realty Co.'s 2nd Subdivision "B", of record in Plat Book 5060, Page 195, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with an easement over the property adjoining the said premises on the Easterly side for ingress, egress and regress from and to the public alley over and upon the said adjoining tract for use of the driveway as it now exists, as described and conveyed in Deed of record in Book 8144, Page 175, re-recorded in Book 8211, Page 953, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to William D. Bridgers and wife, Anna S. Bridgers by Warranty deed from James W. Cameron, III and wife, Margaret R. Cameron of record in Instrument No. 20050929-0117239 Register's Office for Davidson County, Tennessee, dated September 27, 2005 and recorded on September 29, 2005.

Further being the same property conveyed to the grantor herein by Quitclaim Deed recorded simultaneously herewith at Instrument No. 20170613-0059049 said Register's Office.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 5060, Page 195, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 498, Page 583, Register's Office for Davidson County, Tennessee.
- Terms and conditions of maintenance requirements for appurtenant easement to alley benefiting said property as set forth in Deed of record in Book 8144, page 175, re-recorded in Book 8211, page 953, in said Register's Office.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee
- Restrictions of record as Instrument Number 20050929-0117239 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: **3720 Central Avenue, Nashville, Tennessee 37205**.

BILL GARRETT, Davidson County
Trans:T20170050267 DEEDWARR
Recvd: 06/13/17 09:31 2 pgs
Fees:13.00 Taxes:3607.50
20170613-0059049

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 8th DAY OF JUNE, 2017.

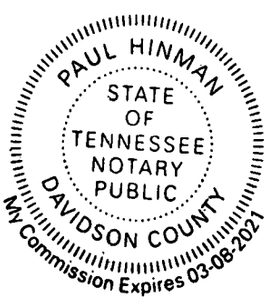
Anna S. Bridgers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA S. BRIDGERS, 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 8th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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