THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 18695

BILL GARRETT, Davidson County
Trans:T20170050401 DEEDWARR
Recvd: 06/13/17 11:14 2 pgs
Fees:13.00 Taxes:740.00
20170613-0059232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND 00/100 ($200,000.00) DOLLARS, cash in hand paid by CHRISTOPHER L. LOVELACE and wife, CASSIDY D. LOVELACE, receipt of which is hereby acknowledged, I, DEAN BLOCKER, a married man, have bargained and sold, and by these presents do transfer and convey unto the said CHRISTOPHER L. LOVELACE and wife, CASSIDY D. LOVELACE, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot 75 on the Final Plat of Section Four of Poplar Ridge, a Planned Unit Development, and a plat of which is of record in Plat Book 9700, Page 119, of record in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dean Blocker by deed from Christopher S. Dunn and wife, Carol R. Connor Dunn, dated July 31, 2002, and of record in Instrument No. 20020820-0100444, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions of record in Book 8113, Page 105; and By-Laws of Poplar Ridge Homeowner's Association of record in Book 8113, Page 116; and further subject to all matters shown on plat of record in Plat Book 9700, Page 119; and Plat Book 7900, Page 150, all in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to an easement in favor of Harpeth Valley Utility District, and of record in Book 8292, Page 975, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right of way of Poplar Ridge Drive, to the extent any portion of the property lies therein.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHRISTOPHER L. LOVELACE and wife, CASSIDY D. LOVELACE, their heirs and assigns, forever. And I do covenant with the said CHRISTOPHER L. LOVELACE and wife, CASSIDY D. LOVELACE, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2017 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said CHRISTOPHER L. LOVELACE and wife, CASSIDY D. LOVELACE, their heirs and assigns, against the lawful claims of all persons whomsoever.

DEAN BLOCKER further certifies that the property being conveyed herein is not nor has never been the principal residence of himself or his wife.

WITNESS MY HAND, on this 6th day of June, 2017.

DEAN BLOCKER

STATE OF FLORIDA
COUNTY OF Collier

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DEAN BLOCKER, a married man, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 6 day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 05/20/2020

ROBERT P. WHICHARD
Notary Public - State of Florida
Commission # FF 981896
My Comm. Expires May 20, 2020
Bonded through National Notary Ass

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 6th day of June, 2017.

ASHLEE M. GOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 02/27/2018

NOTARY PUBLIC

My Commission Expires: _____

Tax ID: 141 06 0A 056.00

ADDRESS OF NEW OWNERS:
Mr. and Mrs. CHRISTOPHER L. LOVELACE
1064 Thornblade Drive
Kingston Springs, TN 37082

SEND TAX BILLS TO:
Fifth Third Mortgage Co.
5001 Kingsley Dr. MD 1M0B2X
Cincinnati, OH 45227