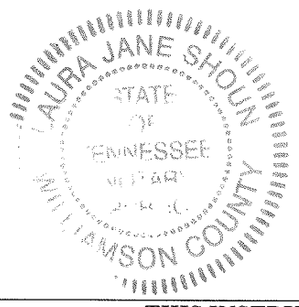
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$83,000.00.**

Affiant

Subscribed and sworn to before me this 1 day of September, 2017

Notary Public
My Commission expires: 9/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anthony J. Lucente	New Owner	061-15-0A-078.00-CO
11245 Valley Spring Lane	11245 Valley Spring Lane	
Studio City, CA 91602	Studio City, CA 91620	

Davidson County DEEDWARR
Recvd: 09/06/17 09:14 2 pgs
Fees:13.00 Taxes:307.10
20170906-0091445

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lucian R. Nicholson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anthony J. Lucente**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit 64, CONDOMINIUM SITE PLAN, POPLAR GLEN, PHASE IV Condominiums/Planned Unit DEVELOPMENT, as established under Master Deed of record in Book 7534, Page 591, amended in Book 7548, Page 612 and Book 8679, Page 984, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Lucian R. Nicholson by Deed from Wells Fargo Bank Minnesota N.A., as Trustee for registered Holders of Option One Mortgage Loan Trust 2001-C, Asset Backed Certificates, Series 2001-C, without recourse by Substitute Trustee's Deed, dated December 20, 2004, of record in Instrument No. 20050203-0012668, Recorded in Instrument No. 20051011-0122498, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $998.04 for county and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 061-05-0-A 078.00 CO.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, page 392, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7534, page 591, and Book 7548, page 612, and Book 8679, page 984, and Book 8036, page 75, Easements in 11464, page 63 and Book 7337, page 269, Charter in Book 8069, page 66, Master Deed Register's Office for Davidson County, Tennessee.

This is improved property known as: **110 Poplar Court, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 1, 2017.

Lucian R. Nicholson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lucian R. Nicholson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 1, 2017

My commission expires 12/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.