Bill Garrett Davidson County
Batch# 2497 DEEDWARR
09/20/2017 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20170920-0096209

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of September, 2017, by and between George T Moss and Barbara J Moss, , husband and wife, party of the first part, and Eric Curtis Pope II and Porsche Pope, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 38 on the Final Plat of The Woods of Neeley's Bend, Phase 2, of record in Instrument #20050707-0078328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all or part of the same property conveyed to Barbara J. Moss and George T. Moss by virtue of that certain Special Warranty Deed dated June 23, 2006, and being of record at Instrument No. 20060628-0077397 in the Register's Office of Davidson County, Tennessee.

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record in said Register's Office; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

George T. Moss by Barbara J. Moss, Attorney in Fact

Barbara J Moss

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Barbara J Moss, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of September, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

On this 15th day of September, 2017, before me personally appeared Barbara J. Moss, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of George T. Moss, and who acknowledged that he executed the same as the free act and deed of George T. Moss.

WITNESS my hand and official seal at office this 15th day of September, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Barbara J. Moss, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Allison Patton, the principal.

This 15th day of September, 2017

Barbara J. Moss

Sworn to and subscribed before me by Barbara J. Moss this 15th day of September, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address: Eric Pope II and Porsche Pope

1672 Comanche Run
Madison, TN 37115

Tax Parcel No 053140A06700CO

Property Address: 1672 Comanche Run
Madison, TN 37115

MAIL TAX BILLS TO: Owners at Property Address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $215,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of September, 2017.

Notary Public

My Commission Expires:_____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019