Bill Garrett Davidson County
Batch# 3781 DEEDWARR
09/22/2017 11:25:05 AM 3 pgs
Fees: $18.00 Taxes: $843.42
20170922-0097464

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 18942

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED FIFTY AND 00/100 ($227,950.00) DOLLARS, cash in hand paid by CHRISTOPHER L. LOVELACE and CASSIDY D. LOVELACE, husband and wife, receipt of which is hereby acknowledged, I, PEGGIE J. ANDERSON, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said CHRISTOPHER L. LOVELACE and CASSIDY D. LOVELACE, husband and wife, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section Four Poplar Ridge, as of record in Plat Book 9700, Page 119, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed Peggie J. Anderson by deed from The Martocci Family, Limited Partnership, a Tennessee limited partnership, dated May 31, 2000 and of record in Instrument No. 20000601-0054641, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Poplar Ridge Drive.

This conveyance is subject to all matters shown on a plat of record in Plat Book 9700, Page 119 and Plat Book 7900, Page 150, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 8113, Page 105 and Amended in Book 10322, Page 76, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to By-Laws of Poplar Ridge Homeowner's Association, of record in Book 8113, Page 116, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the Charter of Poplar Ridge Homeowner's Association, of record in Book 8232, Page 501, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement to Harpeth Valley Utility District, of record in Book 8292, Page 975, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Open-Spaced owned by the Homeowner's Association, of record in Book 8292, Page 969 and Book 9081, Page 74, both 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 CHRISTOPHER L. LOVELACE and CASSIDY D. LOVELACE, husband and wife, their heirs and assigns, forever. And I do covenant with the said CHRISTOPHER L. LOVELACE and CASSIDY D. LOVELACE, husband and wife, 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 CASSIDY D. LOVELACE, husband and wife, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 20th day of September, 2017.

Peggie J. Anderson
PEGGIE J. ANDERSON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, PEGGIE J. ANDERSON, unmarried, 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 20th day of September, 2017.

Joseph M. Barrett
NOTARY PUBLIC

My Commission Expires: May 17, 2021

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 5-17-2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $227,950.00, 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 20th day of September, 2017.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 5-17-2021

My Commission Expires: MAY 17, 2021

Parcel No. 141 06 0A 045.00

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ADDRESS OF NEW OWNERS AND
Mr. and Mrs. CHRISTOPHER L. LOVELACE
7725 Poplar Ridge Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Fifth Third Mortgage, Co.
2040 Fieldstone Parkway
Franklin, TN 37069