RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-42220

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34128-02-2018**	STATE OF TENNESSEE, COUNTY OF Franklin The actual consideration or value, whichever is greater, for this transfer is: $239~~000.00~~. Affiant Subscribed and sworn to before me this 16th day of March, 2018. Notary Public My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Bret M. Maher 1272 Bending Creek Dr. Antioch, TN 37013	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 173 15 0 A 047 00C0

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael A. Popwell, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bret Maher, a single man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1272 Bending Creek Dr., Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 71693 DEEDWARR
03/21/2018 01:32:22 PM 3 pgs
Fees: $18.00 Taxes: $884.30

20180321-0026765

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of March, 2018.

Michael A. Popwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael A. Popwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2018.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Mill Run Subdivision Phase 1, as of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael A. Popwell and Barbara R. Pafetti, husband and wife, by deed dated July 30, 2015 from Linda Smith, of record in Instrument No. 20150803-0076054, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree entered in Docket No. 15D-2369, Fourth Circuit Court for Davidson County, Tennessee. By Quitclaim Deed dated March 11, 2016 in Instrument No. 20160311-0023536, Register's Office for Davidson County, Tennessee, Barbara R. Pafetti being one and the same as Barbara Pafetti Popwell, conveyed her interest in subject property to Michael A. Popwell being one and the same as Michael Anthony Popwell.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 173 15 0 A 047 00C0.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Mill Run, of record in Book 11675, Page 472, amended in Instrument No. 20000215-0015152, Instrument No. 20020701-0079016, and Instrument No. 20021121-0144876, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Nashville Mill Run Homeowner's Association, Inc. of record in Instrument No. 20011219-0139981, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10448, Page 188, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee.
6. Easement for use a public greenway/pathway of record in Instrument No. 20011219-0139981, Register's Office for Davidson County, Tennessee.
7. Easement for landscape of record in Instrument No. 20010405-0033587, Register's Office for Davidson County, Tennessee.
8. Easement for transmission line of record in Book 3933, Page 359, Register's Office for Davidson County, Tennessee.
9. Easement for conservation greenway of record in Instrument No. 20011024-0116286, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20010405-0033586, Register's Office for Davidson County, Tennessee. Facts which would be disclosed by a comprehensive survey of the premises herein described.