Bill Garrett Davidson County
Batch# 72605 DEEDWARR
03/23/2018 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $673.40
20180323-0027479

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

34149

ADDRESS NEW OWNER:
Michael A. Popwell
234 Pepper Ridge Circle
Antioch, TN 37037

SEND TAX BILL TO:
FranklinSynergyBank
722 Columbia Ave
Franklin, TN 37064

MORTGAGEE:
Franklin Synergy Bank
722 Columbia Ave
Franklin TN 37064

Map/Parcel
#149050A23400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Claudia C. Atchley, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael A. Popwell, unmarried,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being **Unit 234** on the **Plan of Phase Two Pepper Ridge Condominiums** of record in Plat Book 6900, page 689, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Pepper Ridge Condominiums, a horizontal property regime established by Master Deed of record in Book 7466, page 248, as amended in Instrument No. 20140307-0019460 and by Annexation of Land of record in Book 7572, page 222, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claudia C. Atchley by Warranty Deed dated May 14, 1996, from Kingdon E. Kingsley and wife, Joan Barbara Kingsley of record in Book 10056, page 357, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

This is **improved** property known as **234 Pepper Ridge Circle, Antioch, Tennessee 37013.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. 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 MY HAND, this the **20th** day of **March, 2018.**

Claudia C. Atchley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Claudia C. Atchley,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of March, 2018.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $182,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: October 7, 2019

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

