WARRANTY DEED

Bill Garrett Davidson County
Batch# 81341 DEEDWARR
04/16/2018 01:59:14 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180416-0035598

M-PS-18-7708

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Marren DeFrank and Meril Makensie DeFrank	**Highlands Residential Mortgage, Ltd.**	
(NAME)	(NAME)	
7708 Poplar Ridge Drive	**12001 N. Central Expressway, Suite 750**	**141-6-A-29.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Dallas, TX 75243**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER STERNBERG, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM MARREN DEFRANK AND MERIL MAKENSIE DEFRANK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Revised Section One, Poplar Ridge, of record in Plat Book 7900, Page 206, corrected in Book 8292, Page 973, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Peter Sternberg, an unmarried man, by Warranty Deed from Byron E. Morton and wife, Jeneen M. Preciose, recorded December 14, 2005 in Instrument No. 20051214-0150122, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 7900, Page 206 as corrected in Book 8292, Page 973, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8113, Page 105, Register's Office for Davidson County, Tennessee.
- HOA By-Laws of record in Book 8113, Page 116, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 8232, Page 501, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Book 9081, Page 74, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7708 Poplar Ridge Drive, Nashville, Tennessee 37221**.

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, unless otherwise herein set out; 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. 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/our hand(s) this the 12th DAY OF APRIL, 2018.

Peter Sternberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of April, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212