THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516360

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $72,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of June, 2018.

Notary Public
My Commission Expires:

Bill Garrett Davidson County
Batch# 102988 DEEDWARR
06/11/2018 11:22:16 AM 3 pgs
Fees: $18.00 Taxes: $268.25

20180611-0055745

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Diane Nasser	Diane Nasser	Tax Parcel ID No.
8603 Poplar Creek Road	8595 Poplar Creek Road	154-00-0-069.00
Nashville TN 37221	Nashville, TN 37221	

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, **Rachel Lynn Riner, married and Clint Wayne Riner, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diane Nasser, unmarried**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A parcel of land in the old 9th Civil District of Davidson County, on Southerly side of Poplar Creek Road, being the Easterly portion of a 10 (ten) acre tract # 1 owned by Fannie Bolin and husband Andrew Bolin, and of record in Book 1290, Page 365, Register's Office for said County. Survey the 7th day of April 1976 as follows:

Beginning at a point in Poplar Creek Road, the Northwesterly corner of J. T. Stibor's 14 acre tract, (stake in line margin of road); thence with Westerly line of said 14 acre tract, South 38° West 641.5 feet to a stake in fence row at Dr. Curtain's line (formerly owned by Freeman Green); thence with said line North 41° West 280 feet to a stake in fence row; thence leave Dr. Curtain's line North 37° East 264 feet to a stake in present fence row; thence South 42° East 60 feet to a corner of present fence; thence North 38° East 271 feet along present fence to center of said road; thence South 70° East 213 feet to point of beginning.

Being the same property conveyed to Rachel Lynn Riner and Clint Wayne Riner by Warranty Deed from Fannie M. Bolin and husband, Andrew Bolin, recorded on the 22nd day of April, 1976 in Deed Book 5017, Page 776, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is unimproved property located at 8603 Poplar Creek Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2018.

Rachel Lynn Riner

Clint Wayne Riner

STATE OF Florida)
COUNTY OF Volusia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Lynn Riner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2018.

Notary Public
My Commission Expires: 9/7/2019

DEBRA A. SIGAL
Notary Public, State of Florida
Commission# FF 916093
My comm. expires Sept. 7, 2019

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clint Wayne Riner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of June, 2018.

Notary Public
My Commission Expires: _____

This is unimproved property located at 8603 Poplar Creek Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2018.

Rachel Lynn Riner

Clint Wayne Riner

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Lynn Riner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of June, 2018.

Notary Public
My Commission Expires: _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clint Wayne Riner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2018.

Notary Public
My Commission Expires: 5/25/20

NOTARY PUBLIC STATE OF ALABAMA AT LARGE