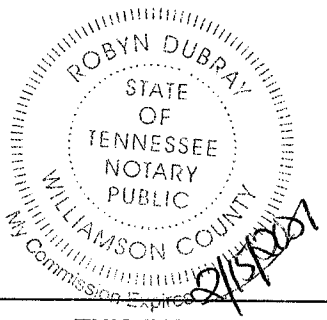
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 Day of September 2018..

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, PC
Stewart Title Company Tennessee Division 121 1st Ave S., Ste 200 Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Heath Moffitt | Iberia Bank dba Iberia Mortgage | 075 12 0E 024 |
| (NAME) | (NAME) | |
| 1325 Weeping Cherry Lane | 1050 Ellis Avenue #105 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Conway, AR 72032 | |
| (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 considerations, the receipt of which is hereby acknowledged, I/we Norbert J. Popp II and Natalie D. Popp, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Heath Moffitt, unmarried and Natalie Brockinton, unmarried, joint tenants with right of survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 34 on the Plan of First Revision Final Plat, Blossom Trace, RS15 Subdivision with cluster lot option (RS705), of record in Plat Instrument No. 200109200101745, as Corrected in Surveyor's Certificate of Correction recorded in Instrument No. 200110250116872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Norbert J. Popp, II, an unmarried man by Warranty Deed from Phillip B. Thomas and wife, Laura L. Thomas, dated 06/19/2014, recorded 06/26/2014, of record in Instrument No. 20140626-0056087, in the Register's Office for Davidson County, Tennessee. Natalie D. Poop joins in conveying any and all marital interest she may have in said property.

This conveyance is subject to all matters shown on the plat of record in Plat Instrument No. 200109200101745, as Corrected in Surveyor's Certificate of Correction recorded in Instrument No. 200110250116872, Covenants, conditions, restrictions and easements, if any, of record in Instrument No. 20010724-0078292, Stormwater Detention Agreement of record in Instrument No. 20001220-0124666 in the Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 140661 DEEDWARR
09/13/2018 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20180913-0091119

File No.: 245748
Warranty Deed TN

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1325 Weeping Cherry Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 hands this 10 day September 2018.

Norbert J. Popp II

Natalie D. Popp

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norbert J. Popp II and Natalie D. Popp the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10 day of September, 2018.

Notary Public:
My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**



201809130091119

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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