Karen Y Johnson Davidson County
Batch# 141077 DEEDWARR
09/17/2018 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $749.25
20180917-0091791

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

JM-VRES-18-438

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)
Andrea K. Howat	**Waterstone Mortgage Corporation**	
(NAME)	(NAME)	
438 Lemont Drive	**N25 W23255 Paul Road**	**061-05-0A-005.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Pewaukee, WI 53072**	
(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, **LATOYA GIBSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREA K. HOWAT, UNMARRIED,** 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:

Being Unit No. 24 of Poplar Glen, a horizontal property regime established by Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591, as amended by Amendment of record in Book 7548, Page 612, Register's Office for said County, and as shown and described on the Plan for Poplar Glen, Phase I of record in Book 6900, Page 646, corrected in Book 7572, Page 609, to which reference is hereby made for a more complete legal description, together with an undivided percentage interest in the Common Elements allocated to said unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to LaToya Gibson by Warranty deed from Mujibur F. Petty and wife, Chandra D. Petty of record in Instrument No. 20050414-0041559 Register's Office for Davidson County, Tennessee, dated April 08, 2005 and recorded on April 14, 2005 and Re-recorded on May 09, 2005 in Instrument No. 20050509-0052342.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 6900, Page 646 amended by Surveyors Certificate of Correction in Book 7572, Page 609, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Poplar Glen of record in Book 7534, Page 591, amended in Book 7548, Page 612 and Book 7654, Page 439, Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of Poplar Glen HOA of record in Book 8069, Page 166, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of Poplar Glen Property Owners Association of record in Book 8189, Page 674, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement for Mutual Access and use of Open Space- Poplar Glen of record in Book 8036, Page 209, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7893, Page 439, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7893, Page 374, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area of record in Book 8181, Page 776, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050509-0052342 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: **438 Lemont Drive, Nashville, Tennessee 37216**.

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 14th DAY OF SEPTEMBER, 2018.

LaToya Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATOYA GIBSON, 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 14th of September, 2018.

Notary Public
My Commission Expires: 10-20-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.