Karen Y Johnson Davidson County
Batch# 170439 DEEDWARR
12/05/2018 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20181205-0118467

WARRANTY DEED

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 8.27.2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (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
Tracey Denise Lee	Same	061050A08400CO
(NAME)	(NAME)	
703 Maple Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,Blue Horseshoe of TN, LLC, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Tracey Denise Lee, single woman, 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 in Davidson County, Tennessee, being Unit No. 117 Condominium Site Plan of Poplar Glen, A Planned Unit Development, Phase IV, of record in Book 7900, Page 392, as established by Master Deed and By-Laws for Poplar Glen, a Horizontal Property Regime of record in Book 7534, Page 591 and in Book 8679, Page 984, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Blue Horseshoe of TN LLC, a Tennessee limited liability company by Warranty Deed from Annie Holland, a single woman, dated 08/03/2018, recorded 08/07/2018, of record in Instrument No. 20180807-0077408, in the Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to Annie Holland by Quitclaim Deed from Annie Holland, James B. Holland, Robin N. Holland and Tiffany Holland the sole heirs at law of James Ray Holland, dated 07/27/2018, recorded 08/07/2018, of record in Instrument No. 20180807-0077407, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blue Horseshoe of TN LLC, a Tennessee limited liability company by Warranty Deed from Annie Holland, a single woman, dated 08/03/2018, recorded 08/07/2018, of record in Instrument No. 20180807-0077408, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Book 7900, Page 392, Covenants, conditions, easements and restrictions of record in Book 8036, Page 175, in theRegister's Office for Davidson County, Tennessee, together with all amendments thereto, which mayprovide for association dues, fees and/or assessments, in addition to any easements, reservations,covenants, building set back requirements, option to purchase, right of first refusal and any specialassessments which may come due but omitting any such covenant or restriction based on race, color,religion, sex, familial status or national origin.Agreement for Dedication of Easement for

Sanitary Sewers and/or Storm Drainage of record in Book 4989, Page 430, Book 5129, Page 28, Book 5325, Page 322, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4989, Page 430, Book 5129, Page 28, Book 5325, Page 322; Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 6974, Page 989; Storm Water Detention Agreement of record in Book 7401, Page 541; Easement Agrement for Mutual Access and Use of Open Space-Poplar Glen of record in Book 8036, Page 209; Boundary Plat of record in Book 6900, Page 748; Master Deed and Bylaws for Poplar Glen a Horizontal Property Regime of record in Book 7534, Page 591 and Declaration of Submission of Poplar Glen Phase IV to Master Deed and Bylaws of record in Book 8679, Page 984; Restrictions contained in Quitclaim Deed of record in Book 7966, Page 499; and Charter contained in Articles of Incorporation of Poplar Glen Homeowners Association of record in Book 8069, Page 166 and Book 8189, Page 674, all in the Register's Office for Davidson County, Tennessee.

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 ☒ 703 Maple Place, Nashville, TN 37216

(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.

Effective the 30th day of November, 2018.

Blue Horseshoe of TN, LLC

By: _____

Jerrold Smith, Chief Manager

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jerrold Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Manager, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Jerrold Smith, as such Chief Manager.

Witness my hand and Official seal this 30th day of November, 2018.

_____

Notary Public:

My Commission Expires: 2/22/20

KIMBERLY PERRY TENNESSEE NOTARY PUBLIC My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201812050118467

True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Beth Turner,** a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beth Turner

My Commission Expires:
2-25-20

SEAL

