STATE OF ~~COLORADO~~ TN
COUNTY OF Sumner

Karen Johnson Davidson County
Batch# 188382 DEEDWARR
01/25/2019 02:08:52 PM 2 pgs
Fees: $13.00 Taxes: $1,417.10
20190125-0007551

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 18-4102

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nancy Franz (NAME)	Quicken Loans Inc., (NAME)	011-00-0-066 P/O
4950 Youngfield Street (STREET ADDRESS)	1050 Woodward Avenue (STREET ADDRESS)	
Wheat Ridge, CO 80033 (CITY) (STATE) (ZIP)	Detroit, MI 48226 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jeff F. Popp and Charlsey Popp, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy Franz, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Property located at 3012 Greer Road in Goodlettsville, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as part of Parcel 66.00 on Davidson County Property Map 11 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated December 3, 2018, Revised on December 12, 2018 and known as Job No. 18-116 as follows:

BEGINNING at an iron pin set in the northerly right-of-way of Greer Road, 20 feet from the center, at the Southwest corner of the herein-described tract. Said pin being the Southeast corner of the Ivan D. Bennett property (Parcel 69) of record in D.B. 20020814-0098324, R.O.D.C., TN.

Thence, from said POINT OF BEGINNING, leaving the northerly right-of-way of Greer Road, along the easterly line of Bennett, N 05°26'18" W – 713.33' to an iron pin set at the Northwest corner of the herein-described tract and the Northeast corner of Bennett. Said pin being in the southerly line of the Charles D. Williamson property (Parcel 154) of record in D.B. 20000317-0027374, R.O.D.C., TN. Thence, leaving the line of Bennett, along the southerly line of Williamson, S 83°55'05" E – 391.00' to an iron pin set in a pile of stone. Said pin being the Northeast corner of the herein-described tract and a corner to Tract 2 of this same survey.

Thence, leaving the line of Williamson, with a new line severing the Jeff Popp property, of which this is a part, along the line of Tract 2, S 31°58'36" E – 696.91' to an existing iron pin at the Easternmost corner of the herein-described tract, the Southernmost corner of Tract 2, and the Southwest corner of the Jamie L. Underwood property (Parcel 160) of record in D.B. 20040629-0076985, R.O.D.C., TN., and the Northwest corner of the Debra Lynn Mitchell property (Parcel 159) of record in D.B. 20120207-0010787, R.O.D.C., TN. Thence, leaving the line of Underwood, along the westerly line of Mitchell and then along the westerly line of the Linda Lou Thomason Putman property (Parcel 32) of

record in D.B. 20090605-0052121, R.O.D.C., TN., S 69°28'20" W – 358.67' to an iron pin set; Thence, continuing with the line of Putman, N 80°38'20" W – 290.77' to an existing iron rod; Thence, S 09°25'43" W – 19.74' to an iron pin set in the northerly right-of-way of Greer Road at the Southeast corner of the herein-described tract. Thence, leaving the line of Putman, along the northerly right-of-way of Greer Road, 20 feet from the center, N 72°22'21" W – 67.40' to the POINT OF BEGINNING, containing 8.83 acres.

Bering a portion of the same property conveyed to Jeff F. Popp, married from Federal National Mortgage Association, by Special Warranty Deed dated September 25, 2013, filed of record on October 2, 2013, in Instrument No. 20131002-0103410, in the Register's Office for Davidson County, Tennessee.

Charlsey Popp, spouse of the above named Jeff F. Popp, joins in this conveyance for the purpose of conveying any interest she may have in the above described property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Any inaccuracy in the area, square footage, or acreage of the Land, or attached plat, if any. The Company does not insure the area, square footage, or acreage of the Land.

2. Easement for Ingress, Egress, Regress and Utilities and Agreement for Maintenance in Book 8433, page 379, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 3012 Greer Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 23rd day of January, 2019.

Jeff F. Popp

Charlsey Popp

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 23rd day of January, 2019, before me personally appeared Jeff F. Popp and wife Charlsey Popp, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 23rd day of January, 2019.

Notary Signature
My commission expires: 6/22/21

Preston D Matthews
State of Tennessee
Notary Public
Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066