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

CRT File No. 190621050

Karen Johnson Davidson County
Batch# 251790 DEEDWARR
07/02/2019 10:42:42 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20190702-0064443

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Subscribed and sworn to before me, this28th day of June, 2019.

Notary Public
My Commission Expires: 9-6-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pamela Anne Perez Popkin and David S. Popkin 1419 Clifton Lane Nashville, TN 37215	David & Pamela Popkin 2605 Belmont Blvd. Nashville, TN 37212	Tax Parcel ID No. 11712004700

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, **Walker B. Willse and Varina B. Willse, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela Anne Perez Popkin and David S. Popkin, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Hawthorne Subdivision, of record in Book 1424, Page 22, Register's Office for said county.

Being the same property conveyed by Quitclaim Deed from Varina B. Willse formerly Varina Stanton Buntin to Walker B. Willse and wife, Varina B. Willse, as tenants by the entireties, as recorded on the 23rd day of August, 2006 in Instrument No. 20060823-0103617 and Warranty Deed from Clinton Colmenares and spouse, Patricia C. Colmenares to Varina Stanton Buntin, unmarried, as recorded on the 2nd day of July, 2004 in Instrument No. 20040702-0079336, 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 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAWTHORNE SUBDIVISION, as recorded in Plat Book 1424, Page(s) 22.

This is improved property located at 1419 Clifton Lane Nashville TN 37215

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 28th day of June, 2019.

Walker B. Willse

Varina B. Willse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walker B. Willse and Varina B. Willse, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022