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

CRT File No. 191224115

Karen Johnson Davidson County
Batch# 346151 **DEEDWARR**
01/22/2020 09:44:56 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20200122-0007757

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of January, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brittney Marie Whatley 805 Poplar Ridge Court Nashville TN 37221	New Owner	Tax Parcel ID No. 141 06 0A 050.00

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, **Mary L. Raymond, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brittney Marie Whatley, a single woman** ("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. 70, on the Plan of Poplar Ridge, a Planned Unit Development, Section Four, of record in Book 9700, Page 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary L. Raymond, unmarried, by Warranty Deed from Judy C. Ladd, unmarried, of record in Instrument No. 20010828-0093261, in the Register's Office of Davidson County, Tennessee, dated August 24, 2001 and recorded on August 28, 2001.

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 2020 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 P.U.D. Boundary Final Plat Poplar Ridge, as recorded in Plat Book 7900, Page(s) 150.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Four Poplar Ridge, as recorded in Plat Book 9700, Page(s) 119.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8113, Page 105 and First Amended recorded in Book 10322, Page 76; Second Amended recorded in Book 10370, Page 333 and Third Amended recorded in Book 10948, Page 482.

Easement for Transmission Line, recorded in Book 787, Page 17.

Easement for Right of Way, recorded in Book 4116, Page 151.

Easement for Waterline and Right of Way, recorded in Book 4364, Page 895.

Easement for Sewer Line, recorded in Book 7601, Page 402.

Easement for Access, Sanitary Sewer and Water Line, recorded in Book 8292, Page 975.

This is improved property located at 805 Poplar Ridge Court Nashville TN 37221

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 17th day of January, 2020.

Mary L. Raymond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary L. Raymond, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2020.

Notary Public

My Commission Expires: _____

