WARRANTY DEED

TAMMY SEXTON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires July 13, 2020

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of February, 2020

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

Karen Johnson Davidson County
Batch# 364736 DEEDWARR
02/27/2020 03:38:38 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20200227-0022122

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Gibson	U.S. Bank, N.A.	
205 Blanchard Place	4801 Frederica St.	95 - 4 - 145.00
Nashville, TN 37214	Owensboro, KY. 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED,WE, **Bradley E. Popejoy, Jr., a single man** HEREINAFTER CALLED THE GRANTOR **Joseph Gibson, a single man** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 205 Blanchard Place, Nashville, Nashville, TN 37214. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of Eva-Mor Heights of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley E. Popejoy Jr., a single man by Warranty Deed from Richard Marsh and wife, Kaneshia Taylor dated 10/06/2015 and filed for record on 10/12/2015 of record in Instrument No. 20151012-0103453 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as 205 Blanchard Place, Nashville, TN 37214
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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. 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 our hands this 24th day of February, 2020.

Bradley E. Popejoy, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bradley E. Popejoy, Jr.** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2020.

Commission Expires:_____

Notary Public

RODNEY R. FOSTER
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. GG 7097
MY COMMISSION EXPIRES SEPTEMBER 25, 2020

STATE OF ~~TENNESSEE~~
COUNTY OF ~~Davidson~~

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

RODNEY R. FOSTER
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. GG 7097
MY COMMISSION EXPIRES SEPTEMBER 25, 2020