WARRANTY DEED

Karen Johnson Davidson County
Batch# 395562 DEEDWARR
05/04/2020 03:57:47 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20200504-0046527

Y-VRES-20-3323-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Maddox and Nicole Maddox	**New Owner**	
(NAME)	(NAME)	
5684 Reddoch Rd		**118-09-0-256.00**
(ADDRESS)	(ADDRESS)	
Marianna, FL 32446		
(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 consideration, the receipt of which is hereby acknowledged, **NICHOLAS S. POPKOWSKI AND JENNIFER B. SMITH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN MADDOX AND NICOLE MADDOX, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Binkley Subdivision, Zone Lot Division, Lots 1 & 3 of record in Plat Book 6200, Page 325, and amended in Plat Book 6250, Page 967 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas S. Popkowski and Jennifer B. Smith, husband and wife by Warranty deed from Frances S. Coles, an unmarried woman of record in Instrument No. 20170526-0052567 Register's Office for Davidson County. Tennessee, dated May 22, 2017 and recorded on May 26, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 967, amending Plat Book 6200, Page 325, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 6250, Page 967, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3323 Lealand Lane, Nashville, Tennessee 37204**.

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), their heirs and 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), 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 my/our hand(s) this the 30th DAY OF APRIL, 2020.

Nicholas S. Popkowski by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Jennifer B. Smith by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NICHOLAS S. POPKOWSKI AND JENNIFER B. SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said NICHOLAS S. POPKOWSKI AND JENNIFER B. SMITH.

Witness my hand and official seal, this the 30th of April, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212