THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200628237**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $462,000.00. Leslie Husted Nelson Affiant Subscribed and sworn to before me, this 22nd day of July, 2020. Notary Public My Commission Expires: NOV 0 8 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 443496 DEEDWARR
07/24/2020 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,709.40
20200724-0081565

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clint Orlando Nelson and Leslie Husted Nelson 8108 Poplarwood Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 155 03 0C 008.00

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, **Michael Green and Teresa Green, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clint Orlando Nelson and Leslie Husted Nelson, husband and wife**, ("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. 8 on the Plan of Poplar Wood Section 1, a Planned Unit Development, of recorded in Book 9700, Page 196, said Register's Office to Which plan reference is hereby made for a complete description of said lot.

Being the same property conveyed to Michael C. Green and Spouse, Teresa V. Green, by Warranty Deed from Arnold Albert and Wife Joan Albert, of record in Instrument No. 20070713-0083508 in the Register's Office of Davidson County, Tennessee, dated July 11, 2007 and recorded on July 13, 2007.

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 SECTION I, POPLAR WOOD, as recorded in Plat Book 9700, Page(s) 196.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10013, Page 935 and amended in Book 10206, Page 512.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 9019, Page 334.

This is improved property located at 8108 Poplarwood Lane 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 22nd day of July, 2020.

Michael Green

Teresa Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Green and Teresa Green, 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 22nd day of July, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

