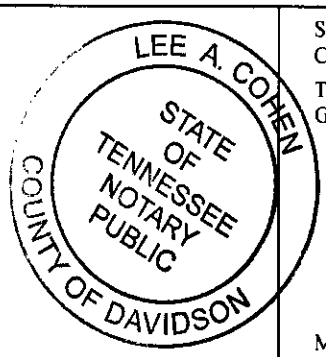
BOX 10-B



STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$208,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF **NOVEMBER, 2020.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DWIGHT DAVID EPLIN, II	**U.S. BANK, N.A**	**061-05-0A-074.00-CO**
(NAME) **631 POPLAR PLACE**	(NAME) **P.O. BOX 20005**	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) **OWENSBORO, KY 42304-0005**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 508830 **DEEDWARR**
11/04/2020 11:45:20 AM 2 pgs
Fees: $13.00 Taxes: $769.60

20201104-0129225

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PLR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DWIGHT DAVID EPLIN, II, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 60 on the Plan of Poplar Glen, Phase IV, a Planned Unit Development, of record in Book 7900, Page 392, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Poplar Glen, a horizontal property regime established by Master Deed of record in Book 7534, Page 591, as amended in Book 7548, Page 984, and made applicable in Book 8679, Page 984, said Register's Office.

Being the same property conveyed to PLR PROPERTIES, LLC, by deed from U.S. BANK TRUST, N.A., AS TRUSTEE FOR VOLT ASSET HOLDINGS NPL3, of record as Instrument No. 20150226-0016719, dated August 20, 2014, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 7900, Page 392; Master Deed of record in Book 7534, Page 591, as amended in Book 7548, Page 984, and made applicable in Book 8679, Page 984; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4989, Page 30; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **631 POPLAR PLACE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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; 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 my hand this 3rd day of November, 2020.

PLR PROPERTIES LLC

William Simpson admn memb

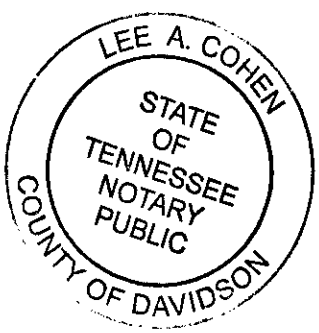
By: WILLIAM SIMPSON, ADMIN. MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William Simpson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Admin. Member of **PLR PROPERTIES LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Admin. Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **PLR PROPERTIES LLC,** by himself as such Admin. Member.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of November, 2020.

My Commission expires: May 2, 2022



Lee A. Cohen

Notary Public