Karen Johnson Davidson County
Batch# 509911 DEEDWARR
11/06/2020 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20201106-0130686

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030744**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 3rd day of November, 2020. Notary Public My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

WARRANTY DEED

Address New Owner: Alexandra Reis and Peter Reis 7200 Poplar Creek Trace Nashville TN 37221	Send Tax Bills To: FirstBank 318 Seaboard Lane, Ste 205 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 155 08 0C 076.00

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, **Robert Neely and Melinda Neely, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexandra Reis and Peter Reis, wife and husband,** ("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. 76, on the Plan of Poplar Creek Estates, Phase 2, as shown on plat of record in Plat Book 6900, Page 339 through 347, as amended in Plat Book 7900, Pages 888 - 889, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert Neely and Melinda Neely, husband and wife, by Warranty Deed from Sergey V. Ryzhov and wife, Larisa M. Ryzhova, of record in Instrument No. 20150212-0012927, in the Register's Office of Davidson County, Tennessee, dated February 06, 2015, and recorded on February 12, 2015.

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 2021 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 Poplar Creek Estates, Phase 2, as recorded in Plat Book 6900, Page(s) 339 through 347; Amendment and Change of Survey Monumentation recorded in Book 7900, Page 888-889; and Changing Lot 175 to Common Area recorded in Instrument No. 20010911-0098418.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6662, Page 433; Amendment and Supplement recorded in Book 7270, Page 648 and Book 9472, Page 824.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6474, Page 346; Book 6486, Page 587; Book 6987, Page 966 and Book 7964, Page 33.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7099, Page 299.

This is improved property located at 7200 Poplar Creek Trace 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 3rd day of November, 2020.

Robert Neely

Melinda Neely

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Neely and Melinda Neely, 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 3rd day of November, 2020.

Notary Public

My Commission Expires: 12-15-2021

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Certificate of Authenticity

I, Robert L. Scruggs, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.