Karen Johnson Davidson County
Batch# 740159 DEEDWARR
10/20/2021 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20211020-0140747

WARRANTY DEED

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2021.

Notary Public

My commission expires: 9-8-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rebecca Pippin	Movement Mortgage, LLC	**141-06-0-B-003.00**
8213 Coley Davis Road	8024 Calvin Hall Rd.	
Nashville, TN 37221	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Trevor Foster, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca G. Pippin, a single woman

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 103 as specified on the Plat shown in the Master Deed, on the Plan of Poplar Ridge Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Poplar Ridge Condominiums, of record in Book 11322, page 931, amended in Book 11662, page 988, Book 11662, page 993, Instrument No. 20000211-0014075 and Instrument No. 20000609-0057726, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Poplar Ridge Condominiums, for placement of Units, of record in Plat Book 9700, pages 829 and 830, and on Boundary Plat in book 7900, page 150, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to John Trevor Foster, by Warranty Deed dated March 18, 2015, from Latisha Inman Gruver, married, of record in Instrument No. 20150320-0024359, Register's Office for Davidson County, Tennessee.

1. **THE conveyance of the above-described parcel of land is subject to the following:**
2. **The Plan of record in Plat Book 9700, Pages 829 and 830, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
3. **All matters as shown on the boundary plat of record in Plat Book 7900, page 150, said Register's Office.**
4. **The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Poplar Ridge Condominiums, of record in Book 11322, page 931, amended in Book 11662, page 988, Book 11662, page 993, Instrument No. 20000211-0014075 and Instrument No. 20000609-0057726, Register's Office of Davidson County, Tennessee.**
5. **Dedication of Common Areas to Poplar Ridge Homeowners' Association, of record in Instrument No. 20190403-0030193, Register's Office of Davidson County, Tennessee.**

6. **Articles of Incorporation of Poplar Ridge Condominiums Homeowners' Association, Inc., of record in Book 11322, page 924, and By-Laws in Book 11322, page 957, Register's Office of Davidson County, Tennessee.**

7. **Lack of direct access to I-40 from premises, such right of access having been granted the State of Tennessee by Deed of record in Book 3033, page 185, Register's Office of Davidson County, Tennessee.**

8. **Easements and rights-of-ways to United States of America in instrument of record in Book 4116, page 155 and in Book 4364, page 895, Register's Office of Davidson County, Tennessee.**

9. **Easement to Tennessee electric Power Board, of record in Book 787, page 17, Register's Office of Davidson County, Tennessee.**

10. **Easement to Harpeth Valley Utilities District of record in Book 7601, page 402 and in Book 8292, page 975, Register's Office of Davidson County, Tennessee.**

11. **Rights of the U.S.A., the State of Tennessee, and the public generally below the mean high-water mark of the Harpeth River.**

12. **Rights of the railroad company servicing the railroad siding located on the property in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and the rights of others entitled in and to the use thereof.**

13. **Utility Installation and Maintenance Easement, of record in Book 11585, page 225, Register's Office of Davidson County, Tennessee.**

14. **Subject to the rights of others in and to the common elements.**

15. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as 8213 **Coley Davis Road, Nashville, TN 37221**

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 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 my/our hand(s) this **15th** day of **October 2021.**

John Trevor Foster

Elizabeth Franck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John Trevor Foster and Elizabeth Franck,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **October, 2021.**

Notary Public

My Commission Expires: 9/8/25



Certificate of Authenticity

I, Lindsay Philpot, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 15, 2021.

Date

Lindsay C

Affiant Signature

October 18, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of October, 2021.

Notary's Signature

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)