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WARRANTY DEED

ERMAX-98-5647

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $100,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF December 98

Notary Public

My Commission Expires Sept 23 2000

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC DENISE WHITE LARGE DAVIDSON COUNTY TENN

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Poole, Sr. (NAME)	~~Not Applicable~~ Volunteer Trust (NAME)	165-13-A-156
4332 Mystic Valley Court (ADDRESS)	1501 Hatcher Lane (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Columbia, TN 38401 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jeffrey M. Lea and wife, Laurie A. Lea

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey L. Poole, Sr., Married

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 Lot No. 432 on the Plan of Section 9 Peppertree Forest, P.U.D., as of record in Plat Book 7900, Page 760, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey M. Lea and wife, Laurie A. Lea by deed from Allen Earps and wife, Betty Earps of record in Deed Book 9496, page 667, Register's Office for said County.

This conveyance is subject to Declaration of Covenants, Restrictions, and Conditions of record in Deed Book 9757, page 607, and amened in Book 9004, Page 514 Book 9157, Page 711, Book 9287, Pge 598, Book 9455, Page 801, and by-laws of the Peppertree Forest Homeowners Association as of record in Book 8757, Page 623 Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

053847 3

IDENTIF. & REFERENCE

99 JAN 20 AM 9:09

REGISTER
DAVIDSON COUNTY, TN.

4557 01/20 0101 03CHECK 416.89

unimproved ( )
This is improved (X) property, known as 4332 Mystic Valley Court, Antioch, Tennessee 37013
(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, 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 our hand s this 28th day of December, 19 98

Jeffrey M. Lea

Laurie A. Lea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey M. Lea and wife, Laurie A. Lea

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 28th day of December, 1998.

DENISE WHITE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Commission expires My Commission Expires Sept 23 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

05384 73
IDENTIF. A REFERENCE

99 JAN 20 AM 9:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	109700.00
CON TX	405.89
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	416.89
CHECK	416.89

01/20/99 01 09:08 0001 4557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413984