THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Tennessee Title & Escrow Co.
504 Autumn Springs Court #20
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/14/01 15:01 2pgs
Fees:13.00 Taxes:523.55

20010914-0100330

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,500.00.

Karen McCall
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of September, 2001.

Diane K. Mann
Notary Public
My Commission Expires: 3/14/05

NOTARY PUBLIC STATE AT LARGE WILLIAMSON CO. TN

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
William Poindexter
2052 Ransom Place
Nashville, TN 37217

SEND TAX BILLS TO:
Coldwell Banker Mtg.
3000 Leadenhall Road
Mt. Laurel, NJ 08054

MAP-PARCEL NUMBERS:
135-14-0-B 045.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINE J. COHEE, a married person,** hereinafter referred to as Grantor, hereby transfers and convey to **WILLIAM POINDEXTER, an unmarried person,** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 44 on the Plan of Ransom Place, Phase II, Section 1 of record in Book 7900, Page 463, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Christine J. Cohee and husband, Richard Cohee by deed from Mary A. Sullivan and husband, Patrick Joseph Sullivan of record in Book 10788, Page 898, Register's Office for Davidson County, Tennessee. And also being the same property subsequently conveyed to Christine J. Cohee by deed from Richard Cohee of record in Book 11656, Page 610, said Register's Office.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as: **2052 Ransom Place, Nashville, TN 37217 .**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 10th day of September, 2001.

Christine J. Cohee
CHRISTINE J. COHEE

Richard Cohee
RICHARD COHEE*

***Richard Cohee joins in this conveyance to grant and convey any and all interest he may have in said real property by virtue of his marriage to Christine J. Cohee.**

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christine J. Cohee and Richard Cohee, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of September, 20 21.

Notary Public

My Commission Expires: 1/30/22

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.