BOX 58-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2002.

JUDITH A. RUTHERFORD NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregg Poole	Gregg Poole	093-16-0/392.0
(NAME)	(NAME)	
147 Fain Street	103 Blue Grass Commons	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(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,

Richland Builders, LLC, by Roger Sindle, Chief Manager

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

Gregg Poole

, 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:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 2 on the Plan of Hermitage Addition, Block G, as of record in Book 57, page 43, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 30 feet on the southerly side of Fain Street, formerly Hermitage Avenue, and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Richland Builders, LLC by Quitclaim Deed from Volunteer Construction of Nashville, LLC, of record as Instrument No. 20020319-0033708, Register's Office for Davidson County, Tennessee, dated March 18, 2002.

2002 county taxes have been prorated and assumed by the Grantee

unimproved ☐

This is improved ☒ property, known as 147 Fain Street, Nashville, TN 37210

(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.

Davidson County DEEDWARR
Recvd: 05/21/02 09:23 2pgs
Fees:13.00 Taxes:214.60
20020521-0061743

Witness our hands this 26th day of April, 2002.

Richland Builders, LLC. by Roger Sindle, Chief Manager

By: Roger A. Sindle

,

Attest:

,

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 4/26/2002, before me personally appeared Roger Sindle to me known (or proved to me on the basis of satisfactory evidence) to be the Chief Manager of Richland Builders, LLC and as such Chief Manager executed the foregoing instrument, on behalf of Richland Builders, LLC and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of April, 2002.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Judith C. Jacobs

Notary Public