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.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

JUDITH C. JACOB NOTARY PUBLIC AT LARGE TENNESSEE RUTHERFORD CO.

THIS INSTRUMENT WAS PREPARED BY
, 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	093-16-0/075.00
(NAME)	(NAME)	
94 Maury Street	94 Maury Street	
(ADDRESS)	(ADDRESS)	
, TN 14411	Nashville, TN 37210	
(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:

Being Lot No. 104 in Maury & Claiborne's Addition to Nashville, Tennessee, fronting 35 feet on the westerly side of Maury Street and extends back between parallel lines 165 feet to an alley as shown by plan of record in Book 21, page 84, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richland Builders, LLC by Quitclaim Deed from Volunteer Construction of Nashville, LLC, dated March 18, 2002 and filed for record as Instrument No. 20020319-0033705, Register's Office for Davidson County, Tennessee.

Deed of Trust executed by Robert Gregg Poole to T. Larry Edmondson, Trustee which secured to First Tennessee Bank National Association an indebtedness in the original principal amount of $41,900.00 and was executed on August 15, 2001 and filed for record as Instrument No. 20010828-0092953 in the Register's Office for Davidson County, Tennessee.

Payment in Full of the 2001 county taxes in the amount of $317.17 which are a lien past due and payable plus penalty and accrued interest. Amount good to March 31, 2002 is $321.93.

unimproved ☐

This is improved ☒ property, known as 94 Maury 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 09:28 2pgs
Fees:13.00 Taxes:214.60
20020521-0061749

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

Richland Builders, LLC, by Roger Sindle, Chief Manager

By: Roger C. Sindle

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Attest:

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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, 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 RUTHERFORD COUNTY

Judith C. Jacobs Notary Public