Realty Title 06
48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/02 16:03 2pgs
Fees:13.00 Taxes:421.43

20020627-0077964

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$113,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF JUNE, 2002.**

Notary Public

MY COMMISSION EXPIRES: 10/31/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura C. DeBord	P: First Trust Bank for Savings	**Map 108-4, Parcel 9**
(NAME)	(NAME)	
836 Ember Lake Drive	P O Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Memphis, TN 38187	
(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, **Chad Poel and Monique Poel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura C. DeBord**, 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 Lot No. 29 on the Plan of Section Two, Larchwood, as shown on plat of record in Plat Book 5200, Page 57, 58 and 59, Register's Office for Davidson county, Tenenssee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Chad Poel and wife, Monique Poel by deed of record in Instrument No. 20000531-0054085, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **836 Ember Lake Drive, Nashville, TN 37214**

(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 **my/our hand(s)** this **25th day of June, 2002**.

Chad Poel

Monique Poel

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 **Chad Poel and Monique Poel** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Antioch**, Tennessee, this **25th** day of **June, 2002.**

Commission expires:
1-29-05

Notary Public