WARRANTY DEED

FILE BOX 19B
04-02-026-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Sandra S. Schwarz
Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE ME,~~ THIS 1st day of March, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/03/04 08:15 2pgs
Fees:13.00 Taxes:647.50
20040303-0023813

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RICHARD E. POIRIER AND CARLA L. POIRIER	PRIMETRUST BANK	156-02
(NAME) 617 Harpeth Knoll Road	(NAME) 7651 Highway 70 South	36.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MARGOT L. WIND, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD E. POIRIER AND CARLA L. POIRIER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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. 384, on the Plan of Section 3 Harpeth Valley Park and Resbudivision of Lot 246, Harpeth Valley Park, Section 2, of record in Book 4175, Page 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 384 fronts 95.0 feet on the northwesterly margin of Harpeth Knoll Road and extends back 180.6 feet on the northeasterly line and 183.4 feet on the southwesterly line to a dead line in the rear, measuring 41.6 feet thereon.

BEING the same property conveyed to David L. Wind and wife, Margot L. Wind, by Deed from Michael A. Petrone, Jr., and wife, Donna W. Petrone, dated September 29, 1988, of record in Book 7668, Page 859, Register's Office for Davidson County, Tennessee. And further conveyed from David L. Wind, unmarried, as to my one-half (1/2) undivided interest to Margot L. Wind, unmarried, dated March 31, 1997, of record in Book 10408, Page 664, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 3857, Page 858, and in Book 4237, Page 179, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 617 Harpeth Knoll Road, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 1st day of March 2004.

MARGOT L. WIND

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 **MARGOT L. WIND, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of March 2004.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.