Davidson County DEEDWARR
Recvd: 06/07/05 14:51 2 pgs
Fees:13.00 Taxes:823.25

20050607-0065106

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $222,500.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2005.

Notary Public
My commission expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

02-0504-43836

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica Poirler 24 Nickleby Court Brentwood TN 37027	New Owner	172-01-0-A-023.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donna Goode Grubbs, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Jessica Poirler, unmarried, hereinafter called the Grantees, their successors 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. 23 , Copperfield Revised, of record in Book 6900, Page 555-559, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donna Goode Grubbs aka Donna Goode Grubbs Hoover by deed dated 10/29/02 of record in Instrument No. 200211060136447, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 24 Nickleby Court, Brentwood, TN 37027

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 26th day of May, 2005.

Donna Goode Grubbs

Donna Goode Grubbs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Goode Grubbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of May, 2005.

State of Tennessee at Large

My Commission expires 9/4/05

