WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole L. Hamlett	ABN AMRO Mortgage Group Inc.	95-2A-205
(NAME)	(NAME)	
205 Cottage Place	2600 W. Big Beaver Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Troy, MI 48084	
(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, Jonathan B. Poling and wife, Lucia L. Poling, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicole L. Hamlett, Unmarried, 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 Unit No. 23 on the Plan of Cottage Place Condominiums, of record in Book 6520, Page 816-818, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions, and Restrictions of record in Book 6520, Page 745, said Register's Office and amended by Amendment to Master Deed of record in Book 6569, Page 212, and by Second Amendment of record in Book 6636, Page 722, said Register's Office.

Being the same property conveyed to Jonathan B. Poling and wife, Lucia L. Poling by Warranty Deed dated May 23, 2001, from Michael R. Garland and wife, Leesa M. Garland, as of record in Instrument No. 20010529-0055379, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Lucia L. Poling by Jonathan B. Poling as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20050930-0117662, in the 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 205 Cottage Place, 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.

Davidson County DEEDWARR
Recvd: 09/30/05 11:03 2 pgs
Fees:13.00 Taxes:421.43
20050930-0117663

Witness our hands this 28th day of September, 2005.

Jonathan B. Poling

Lucia L. Poling
By: Jonathan B. Poling as her
Attorney-in-Fact

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 Jonathan B. Poling, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of September, 2005 before me personally appeared Jonathan B. Poling, the person who executed the foregoing instrument on behalf of Lucia L. Poling, and acknowledged that he executed the same as the free act and deed of the said Lucia L. Poling, through Power of Attorney granted Jonathan B. Poling by the said Lucia L. Poling.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006