WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE Exp. 3/21/09 DAVIDSON COUNTY, TENN.

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Giles	Gateway Funding Diversified Mortgage	Map 116-12-F
(NAME) 3 Wyndham Place	(NAME) 300 Welsh Road, Building 5	Parcel 3
(ADDRESS) Nashville, TN 37215	(ADDRESS) Horsham, PA 19044	
(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, **ELIZABETH R. POILE AND HUSBAND, DAVID R. POILE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY GILES, 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 Lot No. 3 on the Plan of Wyndham Chase of record in Plat Book 6900, page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Elizabeth R. Poile by deed from James L. McGregor of record in Book 10566, page 401, said Register's Office. David R. Poile joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and paid by the grantor(s); (b) all matters appearing on the plan of record in Book 6900, page 101, said Register's Office; (c) restrictive covenants of record in Book 7019, page 922, Book 7419, page 217 and Book 7951, page 5, said Register's Office; and (d) easements of record in Book 8131, page 957, Book 8131, page 980, Book 10566, page 397, Book 6909, page 852 and Book 6909, page 856, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3 Wyndham Place, Nashville, Tennessee 37215

(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: 01/06/06 09:08 2 pgs
Fees:13.00 Taxes:2460.50
20060106-0001997

Witness my hand this 29th day of December, 2005.

Elizabeth R. Poile by [signature] Attorney-in-Fact
Elizabeth R. Poile by Brian Poile, Attorney in Fact

David R. Poile by [signature] Attorney-in-Fact
David R. ~~Poile by~~ Brian Poile, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2005, before me personally appeared Brian Poile, to me known to be the person who executed the foregoing instrument on behalf of Elizabeth R. Poile and David R. Poile and acknowledged that he executed the same as the free act and deed of Elizabeth R. Poile and David R. Poile.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December, 2005.

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

[signature]
Notary Public