6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/06 15:11 2 pgs
Fees:13.00 Taxes:1239.50

20060303-0025173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/25/06
(AFFIX SEAL)

THERESA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 Twenty-First Ave. South, Ste.306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
JASON KRISTOF & KRISTIN O'NEIL	**UNITED FINANCIAL MORTGAGE CORP.**	104-15
(NAME) 2503 WESTWOOD AVENUE	**5410 MARYLAND WAY, SUITE 400**	388
(ADDRESS) NASHVILLE, TN 37212	(ADDRESS) **BRENTWOOD, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MONTE J. POE AND WIFE, TONIA POE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASON KRISTOF AND KRISTIN O'NEIL, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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 the east 20 feet of Lot No. 59 and the west 43 feet of Lot No. 58 on the Plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said part of Lots 58 and 59 adjoin and front together 63 feet on the south side of Westwood Avenue and run back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Monte Poe, a single person by Warranty Deed from Martin T. Poe, Jr., and wife, Nancy N. Poe, dated May 27, 2006, recorded in Instrument # 20050602-0062733, Register's Office for Davidson County, Tennessee. Monte Poe, having since married Tonia Poe, and Tonia Poe hereby joins in this conveyance, to convey, any right, title and interest in and to the said property by virtue of marriage to Monte Poe. Monte Poe and Monte J. Poe, are one and the same person.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the currant which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 2503 Westwood Avenue, Nashville, TN 37212

(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 our hands this 28th day of FEBRUARY 2006.

MONTE J. POE

TONIA POE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 28TH day of FEBRUARY 2006, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MONTE J. POE AND WIFE, TONIA POE, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February , 2006.Commission expires:

Notary Public

