Davidson County DEEDWARR
Recvd: 04/19/06 10:45 2 pgs
Fees:13.00 Taxes:3544.60

20060419-0044732

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $958,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~September 30, 2009.~~ 03.22.2008

(AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Jimmie D. White	SAME	157-08-0-A
206 Middleton Court		GROUP
Nashville, Tennessee 37215		PARCEL 034.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Nine Hundred Fifty Eight Thousand Dollars and Zero Cents ($958,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James E. Poole, Jr., Executor of the Estate of Judy Holder Poole, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jimmie D. White and wife, Patricia L. White, 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.

BEING Lot No. 34 on the Plan of 3rd Revision Middleton, as of record in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Judy H. Poole, married, by deed dated November 1, 2001, from GEM Homes, a Tennessee Joint Venture comprised of Thetford, LLC, and Khoury Brothers, LLC, of record as Instrument No. 20011106-0121555 in the Register's Office for Davidson County, Tennessee; the said Judy H. Poole having since died testate on January 8, 2006, and by her Last Will and Testament of record in Will Book 6216, Image No. 2160803 in the Probate Court Clerk's Office for Davidson County, Tennessee, File No. 06 P 44, devised subject property to her Executor, to wit: James E. Poole, Jr.

This conveyance is expressly made subject to: reservations, easements, covenants, conditions, restrictions, Charters and Agreements contained in former instruments of record pertaining thereto and all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 206 Middleton Court, Nashville, Tennessee 37215

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 I as Executor, but not individually or otherwise, do covenant with the said Grantees that I, as Executor, am 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 I, as Executor, but not further or otherwise, do further covenant and bind myself, my successors 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 claiming the same from, through or under me, but not further or otherwise.

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 13th day of April, 2006.

James E. Poole, Jr., Executor of the Estate of Judy Holder Poole

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named James E. Poole, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he in his capacity as Executor of the Estate of Judy Holder Poole executed the within instrument for the purposes therein contained by signing as Executor.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY