Davidson County DEEDWARR
Recvd: 09/06/07 10:23 2 pgs
Fees:13.00 Taxes:518.00
20070906-0106918

Warranty Deed

Old Republic Title: Owner's Title Number: SV 4251416

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Brian Poile	New Owner At Same Address	Map: 105-14
401 Bowling Avenue, #20		Parcel: 133.00
Nashville, TN 37205-5107		22W-02355

For and in Consideration of the sum of $ 140,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Margaret Hudson, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Brian Poile

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee and being **Lot No. 11**, Block 19, Yarbrough's Subdivision of Woodland, a plat of record at **Plat Book 161, page 87** in the Register's Office for said County.

Said Lot No. 11 fronts 50 feet along the easterly margin of **White Avenue** and extends back between parallel lines 167.5 feet to an alley in the rear.

Being **all the same** property conveyed to Margaret Hudson by deed from Mrs. Dexter M. Hearn dated September 20, 1990, as of record at **Book 8201, page 648**, said Register's Office.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number Book 8201, page 648, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

Plat at Plat BOok 161, page 87, said Register's Office.

This is **IMPROVED** property known as: 2210 White Avenue, Nashville, TN 37204-2238
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this **4th** day of **September**, 20 **07**

Margaret Hudson

Margaret Hudson

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON**:

The actual value or consideration, whichever is greater, for this transfer is $ **140,000.00**.

Brian Poile, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON **09-04-2007**

My Commission Expires: **09-22-2007**

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public: Marbut Glenn Gaston, Jr.

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

Margaret Hudson

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on **September 04, 2007**.

My Commission Expires: **09-22-2007**

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public: Marbut Glenn Gaston, Jr.

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143