WARRANTY DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-22-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Bell	Same	096-13-0004.00
(NAME)	(NAME)	
800 West Ave #102		
(ADDRESS)	(ADDRESS)	
Crossville TN 38555		
(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,

Wesley V. Poen and wife, Sarah E. Poen,

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

David B. Bell and wife, Jean C. Bell,

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. 49 Perry Heights, as shown by plat of record in Plat Book 2900, Page 18, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Wesley V. Poen, an unmarried man, by Warranty Deed from Ann M. Gentner-Robillard f/k/a Ann M. Gentner, an unmarried individual, recorded on 11/2/04 in Instrument No. 20041102-0132055, Register's Office for Davidson County, Tennessee. Wesley V. Poen has since married.

Sarah E. Poen, spouse of Wesley V. Poen, joins in this conveyance to convey all right, title and interest he/she may have in the above referenced property, including, but not limited to, marital rights.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 432 Henry Drive, 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.

Witness our hands this 11th day of July, 2008.

Wesley V Poen
Wesley V. Poen

Sarah E. Poen
Sarah E. Poen

Davidson County DEEDWARR
Recvd: 07/14/08 13:13 2 pgs
Fees:13.00 Taxes:429.20

20080714-0072036

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Wesley V. Polin and wife, Sharon Coen, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and NOTARIAL SEAL at Nashville, Tennessee this 11th day of July, 2008.

Commission expires:

WILLIAM TIMOTHY PHILLIPS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires SEPT. 20, 2008

Notary Public