Davidson County DEEDWARR
Recvd: 12/22/08 09:08 2 pgs
Fees:13.00 Taxes:475.45

20081222-0121713

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $128,500.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2008.

Notary Public
My commission expires: 5/22/2010

05-0811-64413

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gerald Poole	Flagstar Bank	52-08-0-A-268
817 Seashell Cove	5151 Corporate Drive	
Madison TN 37115	Troy, MI 48098	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Curtis V. Watkins and wife, Kenya Watkins, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gerald Poole and wife, Kim Poole, hereinafter called the Grantees, their successors 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. 121, on the Plan of Heron Walk, Section 4, Phase 2, of record in Book 9700, Page 687, Register's Office for said County, Tennessee.
>
> Being the same property conveyed to Curtis V. Watkins and Kenya Watkins, husband and wife by deed from George E. Hurst and Patricia Hurst, husband and wife, dated March 8, 2001, recorded March 23, 2001, of record in Instrument No. 20010323-0028249, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 817 Seashell Cove, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of December, 2008.

Curtis V. Watkins

Kenya Watkins

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Curtis V. Watkins and Kenya Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 16th day of December, 2008.

State of Tennessee at Large

My Commission expires
5/22/2010

