Davidson County	DEEDWARR
Recvd: 01/28/09 09:01	2 pgs
Fees:13.00 Taxes:222.00	
20090128-0007268	

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$60,000.00
|Josh Motes
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27th DAY OF January, 2009.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3·7·2011
| (AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Poile 3507 Dakota Ave Nashville, TN 37209	Same	Map 092 13 0 430.00 Parcel

For and in 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,

Roberta Roland, an unmarried woman

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 in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 154 in the Hortense Place, a plan of which is of record in Plan Book 161, page 167, Register's Office for Davidson County.
Said Lot No. 154 fronts 50 feet on the South side of Dakota Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roberta Roland, by deed from Caesar E. Urrutia, trustee and individuall and wife, Christien M. Urrutia, dated May 9, 1974, of record in 4813, page 583, Register's Office for Davidson County, TN.

Grantee accepts the property AS IS, and with full knowledge of property condition.

This conveyance is made subject to the following:
1) 2009 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3507 Dakota Avenue, Nashville, TN 37209
(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 my hand(s) this 27th day of January, 2009.

Roberta Roland
Roberta Roland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Roberta Roland, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2009.

NOTARY PUBLIC James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027