WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF August, 2009

Notary Public

MY COMMISSION EXPIRES: 6/18/2010
(AFFIX SEAL)

JACQUELYN M. MOORE NOTARY PUBLIC SUMNER COUNTY TENNESSEE

G-VRE-09-1000

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Kevin Gootee	New Owner	
1000 Chicamauga Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	82-8-374.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we NATHAN POHL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN GOOTEE AND BEVERLY GOOTEE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, EAST WOOD ADDITION OF DR. E.T. BROWN'S RESUBDIVISION OF THE STRATTON AND SEYMOUR AND L.T. BAXTER LANDS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 63, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO NATHAN POHL, UNMARRIED, BY WARRANTY DEED FROM NEAL HARRIS AND WIFE, SUZANNE HARRIS, RECORDED ON THE 2ND DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040802-0092370, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1000 Chicamauga Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20090056731 DEEDWARR
Recvd: 08/19/09 11:02 2 pgs
Fees: 13.00 Taxes: 375.55
20090819-0078058

Witness my/our hand(s) this 5th day of August, 2009.

Nathan Pohl by John McClannahan Attorney in Fact

Nathan Pohl

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of August, 2009, before me personally appeared John McClannahan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nathan Pohl, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Nathan Pohl, unmarried.

Witness my hand and official seal, this the 5th day of August, 2009.

Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012

My Commission Expires:

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903