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Cohen & Cohen

BILL GARRETT, Davidson County
Trans:T20090081409 DEEDWARR
Recvd: 12/02/09 13:19 2 pgs
Fees:13.00 Taxes:406.63
20091202-0110290

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Garrett Stark
Jennifer Powell
5250 Whites Creek Pike
Whites Creek, TN 37189

SEND TAX BILL:

Franklin American Mortgage Co.
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

MORTGAGEE:

Franklin American Mortgage Co.
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

MAP AND PARCEL:

022-00-0-145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary F. Pouder, f/k/a Mary F. Herrera, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Garrett Stark and wife, Jennifer Powell**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Tract No. 1 on a survey of Ralph Lambert & Son, Surveyors, dated January 19, 1974, described as follows:
>
> Said Tract No. 1 is described as beginning at an iron pin at the westerly margin of U.S. Highway 431 (White's Creek Pike), thence North 86 deg. 30' West 1,134 feet to an iron pin, thence North 16 deg. 15' East 110.07 feet to an iron pin, thence South 88 deg. 41' East 1,022.1 feet to an iron pin in the westerly margin of said highway, thence along the easterly margin of said highway, South 27 deg. 05' East 170.8 feet to the point of beginning and being 3.15 acres, more or less.
>
> Being the same property conveyed to William K. Pouder and Mary F. Herrera, each for life with the remainder interest in the survivor of them, by deed from W. C. Gifford and wife, Sue Gifford, of record in Book 5516, page 873, dated October 19, 1979, said Register's Office. The said William K. Pouder and Mary F. Herrera married and the said Mary F. Herrera is now known as Mary F. Pouder. The said William K. Pouder died on August 22, 2009.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 5250 Whites Creek Pike, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate,

title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 1st day of December, 2009.

Mary F. Pouder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mary F. Pouder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 1st day of December, 2009.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $109,900.00.

Lee A. Cohen
AFFIANT

Subscribed and sworn to before me
this 1st day of December, 2009.

Deborah J. Cohen
NOTARY PUBLIC

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 8-23-2011