WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100059013 DEEDWARR
Recvd: 09/20/10 13:13 2 pgs
Fees:13.00 Taxes:554.78
20100920-0074625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF SEPTEMBER, 2010.

R.A. ROETZEL JR. NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7-21-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monique Poel	Pinnacle National Bank	087-01-0A-120.00-CO
(NAME)	(NAME)	
3713 Creston Court	150 3rd Ave. S. Ste 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville TN 37201	
(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, Michael E. Vickroy and wife, Barbara J. Vickroy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monique Poel, unmarried woman, 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. 47 on the Plan of Section Four, Chesney Glen of record in Book 9700, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael E. Vickroy and wife, Barbara J. Vickroy by Warranty Deed from Soctt A. Higgs and Suzanne Jones Higgs, husband and wife, as of record in Instrument Number 20030306-0029623, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Michael Vickroy by Jean Vickroy as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20100920-0074624, in the Register's Office for Davidson County, Tennessee. The said Michael Vickroy being one and the same person as Michael E. Vickroy. The said Jean Vickroy being one and the same person as Barbara J. Vickroy.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3713 Creston Court, Hermitage, TN 37076

(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 13th day of September, 2010.

Michael E. Vickroy by Barbara Vickroy attorney in fact
Michael E. Vickroy
By: Jean Vickroy as Attorney in Fact

Barbara J. Vickroy
Barbara J. Vickroy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara J. Vickroy, 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 official seal at Franklin, Tennessee this 13th day of September, 2010.

Commission expires:

Notary Public

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of September, 2010, before me personally appeared Jean Vickroy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and the person who executed the foregoing instrument on behalf of Michael E. Vickroy, and acknowledged that she executed the same as the free act and deed of the said Michael E. Vickroy, through Power of Attorney granted Jean Vickroy by the said Michael E. Vickroy.

Witness my hand and official seal at Franklin, Tennessee this 13th day of September, 2010.

Commission expires:

Notary Public

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County