THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060664** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2011. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Charles Thomas Poe and Alexia L. Poe 1148 Duncanwood Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13104027600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Nathan Poss and wife, Alison O. Poss** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Thomas Poe and wife, Alexia L. Poe** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, REVISED RESUBDIVISION OF PART OF LOT 3 ON THE PLAN OF W. W. DILLON AND COMPANY'S SUBDIVISION, as shown on plat of record in Instrument No. 20010330-0030778, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Patrick M. Whelan and wife, Robin C. Whelan to Nathan R. Poss and wife, Allison Poss as recorded on the 22nd day of April, 2005 in Instrument No. 20050422-0044906 and Quitclaim Deed from Jason K. West, Trustee to Robert Nathan Poss and wife, Alison O. Poss as recorded on the 9th day of October, 2007 in Instrument No. 20071009-0120223, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED RESUBDIVISION OF PART OF LOT 3 ON THE PLAN OF W. W. DILLON AND COMPANY'S SUBDIVISION , as recorded in Instrument No. 20010330-0030778.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4102. Page 361.

BILL GARRETT, Davidson County
Trans:T20110042708 DEEDWARR
Recvd: 07/15/11 11:38 2 pgs
Fees:13.00 Taxes:2719.50
20110715-0054222

This is improved property located at 1148 Duncanwood Drive Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2011.

Robert Nathan Poss

Alison O. Poss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Nathan Poss and Alison O. Poss, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2011.

Notary Public

My Commission Expires: _____

My Commission Expires September 9, 2014

WILLIAM T. CHAPMAN, VI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

WILLIAM T. CHAPMAN, VI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY