THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11070677**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $268,050.00. Affiant Subscribed and sworn to before me, this 9th day of August, 2011. Notary Public My Commission Expires: 11/7/12

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110048898 DEEDWARR
Recvd: 08/10/11 09:39 2 pgs
Fees:13.00 Taxes:991.79
20110810-0061539

WARRANTY DEED

Address New Owner: James M. Davis-Smith 4111 Utah Avenue Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Fifth Third Mortgage 5001 Kingsley Drive Cincinnati, OH 45227	Tax Information: Tax Parcel ID No. 10304034800

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, **James Barry Poole and wife, Amy C. Poole,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Davis-Smith, unmarried and Emily Lorber, unmarried*,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*tenants in common with full right of survivorship

Being the East one-half of Lot No. 85 on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for said County. Said part of said lot fronts 50 feet on the Southerly side of 7th, now Utah Avenue, and extends back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to James Barry Poole and wife, Amy C. Poole by Warranty Deed from Michael David Maxwell and Celeste Maxwell Wright as the sole heirs of Charlie B. Maxwell and Corinne Maxwell, Husband and Wife, recorded on the 8th day of October, 2010 in Instrument No. 20101008-0080752, 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.
Power of Attorney of record in Instrument 20110810-0061538, said Register's Office.
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 WEST END ANNEX, as recorded in Plat Book 332, Page 61.

This is improved property located at 4111 Utah Avenue Nashville TN 37209

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.

James Barry Poole
By Amy C. Poole, Attorney-in-Fact

Amy C. Poole

James Barry Poole
By Amy C. Poole, Attorney-in-Fact

Amy C. Poole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy C. Poole, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2011.

Notary Public

My Commission Expires: _____

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

My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy C. Poole, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for James Barry Poole, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of August, 2011.

Notary Public

My Commission Expires: _____

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

My Commission Expires September 9, 2014