WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2011

Notary Public:

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Andrew K. Poelhuis	Fifth Third Mortgage Co.	Parcel ID:
102 Trails Circle	5001 Kingsley Drive	10804000300
Nashville, TN 37214	Cincinnati, OH 45227	

FOR AND IN 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

T. Craig Fox and Dorothy Jean Fox, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Andrew K. Poelhuis , an unmarried man
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:

BEING Lot No. 23, on the Plan of Larchwood, Section Two, of record in Plat Book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to T. Craig Fox and Dorothy Jean Fox, husband and wife, as tenants by the entireties, by Administrator's Quitclaim Deed from T. Craig Fox, as Administrator of the Estate of Pamela Renee Fox of record in Instrument 20110907-0069443, Register's Office for said County, dated August 26, 2011. See also prior deeds of record in Book 8290, Page 838, and Book 6253, Page 552, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5479, Page 443; Book 5681, Page 532; Book 5688, Page 696; Book 5773, Page 797; Book 6011, Page 130; Book 6299, Page 166; Book 6301, Page 96; Book 6391, Page 459; Book 6873, Page 939; and Book 7271, Page 342, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 57, 58, and 59; and (3) Sewer Easements to Metro of record in Book 4868, Page 616; Book 5569, Page 99; Book 5626, page 823; and Book 5728, Page 449 and 453; Easement to Metro for Water Mains and Taps of record in Book 5626, page 823 and Book 5728, Page 472; and Easement to Metro for Sewer and Drainage of record in Book 5699, Page 230 and Book 6434, Page 906, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 812 Ember Lake Drive, Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20110066702 DEEDWARR
Recvd: 10/25/11 10:51 2 pgs
Fees:13.00 Taxes:567.58
20111025-0082920

Witness our hands this 21st day of October, 2011.

T. Craig Fox

Dorothy Jean Fox

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 T. Craig Fox and Dorothy Jean Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of October, 2011.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PATTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.