BILL GARRETT, Davidson County
Trans:T20120018603 DEEDWARR
Recvd: 03/14/12 10:45 2 pgs
Fees:13.00 Taxes:266.40
20120314-0021882

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

Subscribed and sworn to before me, this 12TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Caldwell and John Maynord	SAME AS NEW OWNER	06114018100
	(NAME)	
2823 Lumar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mattie L. Poole, unmarried , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nancy Caldwell and John Maynord, hereinafter called the Grantees, their heirs and assigns, that 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. 84 AND THE NORTH 17 FEET OF LOT NO. 83 ON THE MAP OF E. B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, OF RECORD IN BOOK 894, PAGES 640 AND 641, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 67 FEET ON THE EASTERLY SIDE OF BURRUS STREET AND RUN BACK BETWEEN LINES, 155 FEET 6 INCHES ON THE NORTH LINE OF LOT NO. 84 AND 154 FEET 4 INCHES, MORE OR LESS, ON THE SOUTH LINE OF PART OF LOT NO. 83, TO A DEAD LINE IN THE REAR, MEASURING 67 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MARVIS L. POOLE AND WIFE, MATTIE L. POOLE, BY DEED FROM SHIRLEY DIANA FERGUSON POOLE, OF RECORD IN BOOK 8640, PAGE 405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARVIS L. POOLE HAVING SINCE DIED.
CARLA M. POOLE AND MARTIN L. POOLE, CO-CONSERVATORS FOR MATTIE POOLE EXECUTES THIS INSTRUMENT PURSUANT TO ORDER TO SELL REAL PROPERTY, CIVIL ACTION 11P-1473 SEVENTH CIRCUIT COURT (PROBATE DIVISION) OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 3728 Burrus Street, Nashville, TN 37216
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 12th day of March, 2012.

Carla M. Poole, Co-Conservator for Mattie L. Poole

Martin L. Poole, Co-Conservator for Mattie L. Poole

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carla M. Poole, Co-Conservator for Mattie L. Poole and Martin L. Poole, Co-Conservator for Mattie L. Poole, the herein bargainor(s), 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, this the 12th day of March, 2012.

Notary Public

My Commission Expires: 11/3/15

(SEAL)

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072