BILL GARRETT, Davidson County
Trans:T20120021382 DEEDWARR
Recvd: 03/23/12 14:56 2 pgs
Fees:13.00 Taxes:482.85
20120323-0025070

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1066**

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/28/2012**, by and between **Jim Allen**, parties of the first part, and **Matt Poag, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennesee, Being * of record in Plan No. 2 Page 92 the Chancery Court at Nashville, Tennessee.
*Lot 5 Block Aon the Map of the Subdivision of Mrs EM Lindsleys Home Place
Said Lot No. 5 fronts 50 feet on the south side of Woodland Street and runs back between parallel lines, 235 feet, more or less, on the westerly line and 237 feet, more or less, on the easterly line to an alley and measures 50 feet thereon.

Being the same property conveyed to Mary T. White by deed from Joe C Brown and Georgia G Brown of record in Book 8139, page 187, said Register's Office. The said Mary T White died March 22, 2008 without a will. The property vests in the Heirs at Law of Mary T White, being namely, Vernon E. White (husband), Lisa Rena Rocco (daughter), Bessie Lynn McNeil (daughter), John Mark Capps (son), Floyd Ray Capps (son), Georgia Gibson Brown (daughter) and Ricky David Capps (son). Jim Allen obtained title to subject property as Instrument No. 20120206-0010715, said Register's Office.
This legal description is the same as the legal in Book 8139, page 187, said Register's Office.

This conveyance is made subject to:

Parcel ID # **83-9-421**
☐ Improved OR
☒ Unimproved property located at: **1408 Woodland Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jim Allen

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jim Allen** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 28th day of February, 2012..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Matt Poag**

and Address: **1408 Woodland Street, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Matt Poag
103 S 13th St
Nashville TN
37206

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$130,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 28th day of February, 2012..

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Rebecca T. Garland
Notary Public

My Commission Expires: 5/6/13