BILL GARRETT, Davidson County
Trans:T20120041552 DEEDWARR
Recvd: 06/06/12 08:57 2 pgs
Fees:13.00 Taxes:499.50
20120606-0049231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Mary Paul Pouk
Affiant

Subscribed and sworn to before me, this 31st day of May, 2012.

Notary Public:

My commission expires:

ROBERT D. MCCARTHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 6, 2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PARKWAY, SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARY PAUL POUK	FIRSTBANK	02508007000
220 SHEVEL DRIVE	6131 Shallowford Rd. #102	
GOODLETTSVILLE, TN 37072	Chattanooga, TN 37421	

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 ACKNOWLEDGE, WE,

SILAS A PATE, III and JOYCE A PATE, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARY PAUL POUK, UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 7, on the plan of Section One, Ranchwood Estates, as shown on plat of record in Plat Book 2900, Page 125, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING THE SAME PROPERTY CONVEYED TO SILAS A PATE, III AND JOYCE A PATE, HUSBAND AND WIFE, BY WARRANTY DEED FROM JOSEPH ROBERTSON DATED 06/30/06 AND RECORDED ON 07/07/06 IN INSTRUMENT NO. 20060707-0081820, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 2900, Page 125, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Encroachments, of whatsoever kind or type, from/by the insured property and/or premises upon adjoining, adjacent or any other properties and/or premises encumbered by said encroachment, whether of record or visually discernable.

This is improved (__X__) unimproved (____) property known as 220 SHEVEL DRIVE, GOODLETTSVILLE, TN 37072.

MPP

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 in 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.

Witness my/our hand(s) this 31st day of May, 2012.

SILAS A PATE, III

JOYCE A PATE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, SILAS A PATE, III and JOYCE A PATE, the within named Grantors, 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, at office, this 31st day of May, 2012.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: AUG 2 1 2012