Return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067



WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120047642 DEEDWARR
Recvd: 06/28/12 10:03 2 pgs
Fees:13.00 Taxes:721.50
20120628-0056666

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00
Nathan A. Hoot
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS **27th** day of **June, 2012**
E. Mannix
Notary Public
MY COMMISSION EXPIRES: 1-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian R. Poling	New Owner	1008050A03000CO
(NAME)	(NAME)	
940 Gale Lane, #103		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Nathan Hoot**, an unmarried man hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christian R. Poling**, 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:

Land in Davidson County, Tennessee, being a Lot designated as Building 14, Unit D and further identified as Parcel Number 30 on the Tax Map Number 118-5-A, as shown in the revised Plan of St. Martin Square now known as 12 South Towers, a Planned Unit Development of record in Plat Book 4460, page 186, as amended in Instrument Number 20031107-0163683, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathan Hoot, an unmarried man, by Warranty Deed from 940 Partners dated April 20, 2005 and filed on April 21, 2005 in Instrument Number 20050421-0044725, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 940 Gale Lane, #103, Nashville, TN 37204

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, has 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.

Witness our hands this **27th** day of **June, 2012**

Nathan Hoot

Nathan Hoot

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Nathan Hoot**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **June, 2012**

JANIS L ADAMS
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 5-4-15