Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, Tennessee 37075
12-0723

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,900.00.

Affiant

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF September, 2012.

Notary Public

Commission Expiration: 3/1/16

ADDRESS OF NEW OWNER:
Jeffrey G. Poole
422 Alta Loma Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
SAME

MAP-PARCEL:
01200009400

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Glenn Pearson

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey G. Poole

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **1642 Neelys Bend Road, Madison, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and Ie do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 21st day of September, 2012.

Glenn Pearson

Davidson County DEEDWARR
Recvd: 09/24/12 14:36 4 pgs
Fees:23.00 Taxes:184.63
20120924-0086664

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Glenn Pearson**, 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 Hendersonville, Tennessee this 21st day of September, 2012.

Sondra Reece
Notary Public

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expiration: 3/1/16

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2012, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2012.

_____
Notary Public

Commission Expiration:

Title No.: 12-0723
Agent Order/File No.:

LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A certain tract or parcel of land situate, lying and being at Goodlettsville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at an iron pin located at the intersection of the South right of way of the Seaboard System Railroad and the Southwesterly right of way of Old Dickerson Pike, the Northeast corner of this tract and continuing with the Southwest right of way of Old Dickerson Pike as follows: a curve to the left having a radius of 254.06 feet, an arc distance of 62.30 feet, a chord bearing S. 22 deg. 50' 11", 62.14 feet to an iron pin; thence S. 31 deg. 45' 19" E, 193.17 feet to an iron pin in the Southwesterly right of way of Old Dickerson Pike, a corner to a tract of land which belongs to J. T. Leeman, having a deed reference in Deed Book 5000, Page 617, Register's Office for Davidson County, Tennessee; thence with the North boundary of said tract of land which belongs to J. T. Leeman as follows: S. 63 deg. 03' 16" W. 203.69 feet to an iron pin; thence N. 61 deg. 05' 14", with a fence, 900.00 feet to an iron pin, a common corner to said tract of land which belongs to J. T. Leeman and a tract of land which belongs to Arnold C. Bridges and Dallas Bridges having a deed reference in Deed Book 5524, Page 180, Register's Office for Davidson County, Tennessee, thence N. 26 deg. 09' 22" W, generally following a fence, 506.99 feet to an iron pin in the South right of way of the Seaboard System Railroad, a corner to said tract of land which belongs to Arnold C. Bridges and Dallas Bridges, said point located at 100.00 feet at a 50 degree angle from the center line of the main tract of the Seaboard System Railroad; thence S. 61 deg. 37' 30" E parallel with an 100.00 feet at a right angle from the center line of the main tract 1,212.81 feet in all to the point of beginning, containing 7.78 acres, as surveyed by Kessinger & Sheppard, dated 6/19/85

Being the same property conveyed to Glenn Pearson from Davy L. Mayes and wife, Tanya Mayes by deed dated 03/09/2007 filed for record on 03/13/2007 in Instrument No. 20070313-0030603, Register's Office for Davidson County, Tennessee.

Tammy J. Perason, spouse of Glenn Pearson, joins in this conveyance to convey any rights she may have, marital or otherwise. Glenn Pearson nor any member of his immediate family residing in the property. It is investment property, land only.

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Queenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.