BILL GARRETT, Davidson County
Trans:T20120077283 DEEDWARR
Recvd: 10/11/12 09:43 2 pgs
Fees:13.00 Taxes:304.40

20121011-0093122

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,270.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of October, 2012. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla Ann Triplett	New Owner	121040A02900CO
(NAME)	(NAME)	
529 Williamsburg Drive		
(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 by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jason L. Poling and wife, Andrea Poling***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Carla Ann Triplett,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 529, on the Plan of Phase II of Williamsburg Condominiums, as of record in Book 6900, page 266, Register's Office for Davidson County, Tennessee.

Together with an undivided interest in the common elements as set forth in the Master Deed of record in Book 7114, page 443, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason L. Poling, an unmarried person, by Warranty Deed from Beverly Ann Sidwell, a single person, dated September 13, 2002 and recorded September 20, 2002 in Instrument No. 20020920-0114619, Register's Office for Davidson County, Tennessee.

*Andrea Poling joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to Jason Poling.

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.

This is improved property, known as 529 Williamsburg Drive, Nashville, TN 37214

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, 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 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 Grantee, her 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 **5th** day of **October, 2012.**

Jason L. Poling

Jason L. Poling

Andrea Poling by Jason L. Poling, atty.-in-fact

Andrea Poling by Jason L. Poling,
Attorney-in-Fact

STATE OF Georgia
COUNTY OF Emanuel

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

Witness my hand and official seal, this **5th** day of **October, 2012.**

Notary Public

My commission expires: 3/25/15

TONYA P. OGLETREE NOTARY PUBLIC Comm. Exp. 3/25/15 EMANUEL COUNTY, GA.

STATE OF Georgia
COUNTY OF Emanuel

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jason L. Poling, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrea Poling, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20121011009312 1, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Andrea Poling, under said Power of Attorney.

Witness my hand and official seal at office in _____, _____, this the 5th day of October, 2012.

Notary Public

My Commission Expires:

3/25/15

TONYA P. OGLETREE NOTARY PUBLIC Comm. Exp. 3/25/15 EMANUEL COUNTY, GA.