File No. 121026

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120080352 DEEDWARR
Recvd: 10/23/12 11:07 2 pgs
Fees:13.00 Taxes:425.50

20121023-0096989

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Deal | Peoples Home Equity, Inc. | 176-05-0A-037.00 |
| (NAME) | (NAME) | |
| 5436 Hickory Woods Drive | 5205 Maryland Way, Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Brentwood, TN 37027 | |
| (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, WE, Kevin W. Poore and Joe M. Poore, Heirs at Law of Anthony W. Poore, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Deal, an unmarried woman, 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. 54 on the Plan of Hickory Woods Estates, Section C, as shown on plat of record in Plat Book 6900, Pages 885 through 887, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Anthony W. Poore, married, by Quitclaim Deed from Kay L. Poore, married, dated 5/12/03 and recorded 5/22/03 in Instrument Number 20030522-0069771; and the same property previously conveyed to Anthony W. Poore, married, by Warranty Deed from Mark Johnson and wife, Amy Johnson, dated 3/28/02 and recorded 4/2/02 in Instrument Number 20020402-0039789, Register's Office for Davidson County, Tennessee. The said Anthony W. Poore died intestate on July 26, 2012 leaving Kevin W. Poore and Joe M. Poore as his only heirs-at-law. See Docket No. 12P-1263 filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Subject to Amended and Restated Declaration of Covenants, Conditions and Restrictions for All Sections of Hickory Woods of record in Book 9678, Page 187; amended in Book 9764, Page 44, said Register's Office.

Subject to By-Laws of record in Book 7932, Page 648, said Register's Office.

Subject to Rules and Regulations of record in Instrument Number 20010614-0062709 and 20011015-0111957; amended in Instrument Number 20031010-0150800, said Register's Office.

Subject to Conveyance of Common Area of record in Book 9786, Page 923, said Register's Office.

Subject to any and all matters shown on Boundary Plat of record in Plat Book 6900, Page 884, said Register's Office.

Subject to Subdivision Plat of record in Plat Book 6900, Pages 885 through 887, said Register's Office.

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Joe M. Poore executed this instrument on behalf of Kevin W. Poore pursuant to a Power of Attorney of record in Instrument No. _____, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5436 Hickory Woods Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand this 17th day of October, 2012.

Joe M. Poore

Kevin W. Poore By Joe M. Poore Attorney in Fact

Kevin W. Poore
By: Joe M. Poore, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe M. Poore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of October, 2012.

Commission expires: 1/26/14

Rebecca Campbell State of Tennessee Notary Public County of Sumner

Notary Public

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe M. Poore with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Kevin W. Poore as his Attorney in Fact as the free act and deed of the within named Kevin W. Poore.

Witness my hand and official seal this 17th day of October, 2012.

Commission expires: 1/26/14

Rebecca Campbell State of Tennessee Notary Public County of Sumner

Notary Public