BILL GARRETT, Davidson County
Trans: T20120083431 DEEDWARR
Recvd: 11/01/12 14:09 2 pgs
Fees: 13.00 Taxes: 577.20

20121101-0100602

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Leroy D. Poindexter and Stacey A. Poindexter, husband and wife	F & M Bank	03305001600
	(NAME)	
217 Birdwell Court	10 Cadillac Drive, Ste. 100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dana Hunley a/k/a Dana Duncan, Tina Hunley, Lawrence Hunley and Sonya Busby, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leroy D. Poindexter and Stacey A. Poindexter, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 16 ON THE PLAN OF BIRDWELL SUBDIVISION, AS OF RECORD IN PLAT BOOK 8250, PAGE 409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LAWRENCE E. HUNLEY, SR, AND WIFE, MARTHA S. HUNLEY BY DEED FROM BARRY W. HARSHAW, MARRIED, OF RECORD BY INSTRUMENT NO. 20030417-0051405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LAWRENCE E. HUNLEY, SR. HAVING PREDECEASED MARTHA S. HUNLEY. MARTHA S. HUNLEY HAVING DIED TESTATE ON MARCH 15, 2012, A RESIDENT OF DAVIDSON COUNTY, TENNESSEE. PURSUANT TO THE LAST WILL AND TESTAMENT OF MARTHA SUE HUNLEY OF RECORD IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, NO. 12P980, SAID PROPERTY WAS DEVISED TO DANA HUNLEY DUNCAN, TINA HUNLEY, LAWRENCE HUNLEY AND SONYA BUSBY.

MARTHA S. HUNLEY AND MARTHA SUE HUNLEY BEING ONE AND THE SAME PERSON.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS PROPERTY IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 217 Birdwell Court, Goodlettsville, TN 37072
(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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of October, 2012.

Dana Hunley a/k/a Dana Duncan

Dana Hunley a/k/a Dana Duncan

Tina Hunley

Lawrence Hunley

Sonya Busby

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana Hunley a/k/a Dana Duncan, Tina Hunley, Lawrence Hunley and Sonya Busby, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of October, 2012.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072