WARRANTY DEED

PATRICIA D. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5/8/16

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/8/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rae Land Trust Dated November 26, 2012	NEW OWNER	145-12-0 007.00
1008 Norfleet Drive (NAME)	(NAME)	
Nashville TN 37220 (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120097246 DEEDWARR
Recvd: 12/20/12 08:08 2 pgs
Fees:13.00 Taxes:2016.50

20121220-0117172

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James E. Poth and wife, Karen A. Poth**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rae Land Trust Dated November 26, 2012**, hereinafter called the GRANTEE(S), their heirs and/or 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. 42 on the plan of Lakeview Manor, as shown on plat of record in Book 2133, Pages 39, 40 and 41, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James E. Poth and wife, Karen A. Poth by Warranty Deed from Fred J. Rose and Kimberly B. Rose, married, dated 08/16/2004 and filed for record on 08/17/2004 in Instrument 200408170099496, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Book 2133, Page 39, Book 2133, Page 40, Book 2133, Page 41, and Book 2139, page 148, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1008 Norfleet Drive, Nashville, TN 37220
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 26th day of November, 2012.

James E. Poth by Rachel V. Brooks attorney in fact

James E. Poth

Karen A. Poth by Rachel V. Brooks attorney in fact

Karen A. Poth

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Rachel V. Brooks, with whom I am personally acquainted and who proved herself to be the attorney in fact of James E. Poth and Karen A. Poth and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2012.

Kimberly D. Hicks

Notary Public
My Commission Expires: 4-12-14

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027