BILL GARRETT, Davidson County
Trans:T20130034410 DEEDWARR
Recvd: 04/26/13 10:02 3 pgs
Fees:18.00 Taxes:765.90
20130426-0041598

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Richard Floyd Poole 1611Stokes Lane #B Nashville, TN 37215	New Owner	Map and Parcel 117-8-0-D 002.00CO

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Ste. 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Frank Maxwell III and wife, Frances Maxwell (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Richard Floyd Poole, an unmarried person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, Stokes Retreat Townhomes, as shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Stokes Retreat Townhomes, of record in Instrument No. 20100923-0075898, the Register's Office for Davidson County, Tennessee, and being a portion of Lot No. 9 on the Plan of Stokes Retreat, of record in Plat book 4955, page 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frank Maxwell, III and wife, Frances Maxwell by Warranty Deed from Sung choi and wife, Jae Sook Choi of record in Instrument Number 20061025-0132298 and re-record in Instrument Number 20070316-0032389, Register's Office for Davidson County, Tennessee.

A Scrivener's Affidavit was record in Instrument Number 20130401-0031040, said Register's Office for Davidson County, Tennessee, to correct the legal description.

This is improved real property commonly known as 1611-B Stokes Avenue, Nashville, Tennessee 37215.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years for Davidson County, TN.
2. All matters shown on the plat of record in Plat Book 4955, page 15, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants, Conditions and Restrictions contained in Instrument Number 20100923-0075898, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $207,000.00.
(
(
(
(Subscribed and sworn to before me
(this 9th day of April, 2013.
(
(
(
(My Commission Expires: 4-25-2016
(

Affiant

Notary Public

ANGELA R. WINDHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of April, 2013.

Frank Maxwell III, by David W. Buntin
Frank Maxwell III,
By: David W. Buntin, Attorney in Fact

Frances Maxwell by David W. Buntin

Frances Maxwell
By: David W. Buntin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David W. Buntin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Frank Maxwell III and who acknowledged that he executed the same as the free act and deed of the said Frank Maxwell III.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of April, 2013.

Notary Public

My Commission Expires: 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David W. Buntin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Frances Maxwell and who acknowledged that he executed the same as the free act and deed of the said Frances Maxwell.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of April, 2013.

Notary Public

My Commission Expires: 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY