WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **10th** day of May, 2013

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130040833 DEEDWARR
Recvd: 05/16/13 10:32 2 pgs
Fees: 13.00 Taxes: 481.00
20130516-0049357

STATE OF TENNESSEE NOTARY PUBLIC CHARLES M. WINN COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Breanna L. Fields	New Owners	03405005200
(NAME)	(NAME)	
309 Goldie Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	, ,	
(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, I/WE, **Charles E. Poll and Susan H. Poll, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Breanna L. Fields, an unmarried woman, and Deana A. Mutch, an unmarried woman, as joint tenants with full rights of survivorship,** 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. 43 on the Plan of Gatewood, Section 1, as of record in Book 3300, page 47 to 54, both inc., Register's Office for said County, Said Lot Number 43 fronts 90 feet on the South side of Goldie Drive, and extends back 154.8 feet on the Westerly line and 152.2 feet on the Easterly line, to a dead line in the rear on which it measure 90.2 feet.

Being the same property conveyed to Charles E. Poll and Susan H. Poll by Special Warranty Deed from Federal National Mortgage Association recorded on 10/26/12 in Instrument No. 20121026-098236, in the Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee dated 5/23/12 and record on 6/15/12 in Instrument No. 20120615-0052661, said Register's Office.

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.

unimproved ☐
This is improved ☒ property, known as 309 Goldie Drive, Goodlettsville, TN 37072

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, has 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 our hands this **10th** day of **May, 2013**

Charles E. Poll

Susan H. Poll

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Charles E. Poll and Susan H. Poll**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **May, 2013**

Notary Public

My commission expires: 3/13/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY