MRFB 13.0845

WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Richard G Poen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2013

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

NEW OWNER

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard G. Poen and Diane W. Poen	300 POINT PARK	07500017200
(NAME)	(NAME)	
880 Tulip Grove Road	HERMITAGE, TN 37076	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	, ,	
(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, **Robert C. Booker and wife, Pamela R. Booker**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard G. Poen and Diane W. Poen, husband and wife**, 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A parcel of land, being part of the Ray G. Brunner property in Deed Book 9586, Page 348, situated in the 13th Councilmatic (sic) District of Davidson County, Tennessee, and described according to an unrecorded survey by John D. McCormick-RLS #674, dated February 20, 1997, and described as follows: beginning at a new iron rod on the northwesterly margin of Tulip Grove Road, said point of (sic) being 140.00 feet in a northeasterly direction 21 degrees, 43 minutes, 38 seconds along the said margin of Tulip Grove Road from the southwest corner of the Ray Brunner and wife property as recorded in Deed Book 9586, Page 348, and being the southwest corner of the property herein described; thence north 58 degrees, 19 minutes, 51 seconds west a distance of 878.0 feet to a new iron rod; thence south 71 degrees 35 minutes 23 seconds west a distance of 179.71 feet to a point in the easterly boundary of the Joseph Dykes property recorded in Deed Book 8285, Page 747; thence along the easterly boundary of the Joseph Dykes property N 25 degrees, 21 minutes 56 seconds east a distance of 267.90 feet to an existing iron rod in a fence line being the southwesterly boundary of the Danny Sheehan property recorded in Deed Book 5978, Page 765; thence along the Sheehan property as follows: south 55 degrees 18 minutes 50 seconds east a distance of 344.47 feet; thence north 31 degrees 53 minutes 54 seconds east a distance of 34.95 feet to an existing iron rod; thence south 54 degrees 44 minutes 56 seconds east 200.00 feet to a point; thence north 31 degrees 53 minutes 54 seconds east 220.0 feet to an existing iron rod in the southerly margin of Tulip Grove Road as follows: south 54 degrees 44 minutes 56 seconds east a distance of 218.99 feet to a point in a curve; thence along the curve to the right having a radius of 258.35 feet, a distance of 339.66 feet; thence south 21 degrees 43 minutes 38 seconds west a distance of 133.40 feet to the point of beginning.

Being the same property conveyed to Robert C. Booker and wife, Pamela R. Booker by Warranty Deed from John Levoy and wife, Nicole Levoy dated October 29, 2010 of record in Instrument No. 20101102-0087872, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130041727 DEEDWARR
Recvd: 05/20/13 10:25 2 pgs
Fees:13.00 Taxes:510.60

20130520-0050470

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 880 Tulip Grove Road, Hermitage, TN 37076

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 **16th** day of **May, 2013**

Robert C Booker by Pamela Booker, Attorney in Fact
Robert C. Booker
By Pamela R. Booker, Attorney-in-Fact

Pamela R Booker
Pamela R. Booker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela R. Booker** the bargainor 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 on behalf of **Robert C. Booker** and acknowledged that he, as said power of attorney executed the same as his free act and deed by virtue of an instrument of record in Instrument # 20130530005046 9, in the Register's Office of Cheatham County, Tennessee.

Witness my hand and official seal at Mount Juliet, Tennessee, this 16 day of , 2013.

Tabatha Edwards
Notary Public at Large

Commission Expires: 11-3-15

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal at Mount Juliet, Tennessee, this 16 day of , 2013.

Tabatha Edwards
Notary Public at Large

Commission Expires: 11-3-15

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY