BILL GARRETT, Davidson County
Trans:T20130046096 DEEDWARR
Recvd: 06/04/13 07:24 3 pgs
Fees:18.00 Taxes:393.13
20130604-0055889

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,250.00.

Meredith Gould
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2013.

Brandy K. Gomaz
NOTARY PUBLIC

My Commission Expires: _____

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 4, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Meredith Gould 2817 Belcourt Avenue Nashville, TN 37212	SAME	072-02-0-079

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MATTIE CARLTON POOLE, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MEREDITH GOULD

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, being Lot No. 103 on the unrecorded Plan of E.B. Craig's Subdivision of the Crownover property, described according to a survey made by W. B. Southgate, Surveyor, July, 1929, as follows:

Beginning on the westerly margin of Burrus Street at a point 110 feet north of the Northerly margin of Jere Baxter Ave., being the corner of lots Nos. 103 and 104; thence with the line between said two lots, westwardly 140 feet to the corner of Lots Nos. 103, 104, 106 and 107; thence with the line between lots 103 and 107, northwardly 50 feet to the corner of lots 102, 103, 107 and 108; thence with the line between lots 102 and 103, eastwardly 140 feet to the westerly margin of Burrus Street; thence with same, southwardly 50 feet to the beginning,

Being the same property conveyed MARVIS LEE THOMAS POOLE AND WIFE, MATTIE CARLTON POOLE, by deed from PAUL CLIFTON, HOWARD CLIFTON AND IMOGENE CLIFTON WILKINSON, of record in Book 4078, page 26, dated November 14, 1966, said Register's Office. The said Marvis Lee Thomas Poole having since died on or about August 5, 2009 leaving Mattie Carlton Poole as the only surviving tenant by the entirety. Carla M. Poole and Martin L. Poole, Co-conservators, were granted power to convey by order in Case No. 11P-1473, Probate Court of Davidson County, Tennessee.

This improved property is known as 3705 Burrus Street, Nashville, TN 37216.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of May, 2013.

Carla M. Poole, Co-Conservator

Martin L. Poole, Co-Conservator

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carla M. Poole, Co-Conservator, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of May, 2013.

Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Martin L. Poole, Co-Conservator, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of May, 2013.

Brandy K. Gomaz
Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013