WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/13 16:04 2 pgs
Fees:13.00 Taxes:2312.50
20130612-0060091

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$625,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of June, 2013

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Phillip R. Graham	Phillip R. Graham	10413009600
224 Craighead Avenue	C/O BMI 10 Music Square East	
Nashville, TN 37204	Nashville, TN 37203	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Greg Pohl, Successor Trustee of the Gloria A. Pohl Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Phillip R. Graham and Mary Angela Graham, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 and the southerly half of Lot No. 2 on the plan of Bransford Realty Company's Addition to Myrtlewood, as of record in Book 547, Page 117, Register's Office for said County.

Said Lot No. 3 and the southerly half of Lot No. 2 front together 92 1/2 feet on the easterly side of Craighead Avenue and run back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to Greg Pohl and Thom Bennett Anderson from Margaret F. Baker, as to a life estate, and W. R. Baker, as to the remainder, by Warranty Deed on June 20, 1997, of record in Book 10501, Page 392 Register's Office for Davidson County, Tennessee. Further conveyed to Greg Pohl from Thom Bennett Anderson by Quitclaim Deed on April 19, 2002, of record in Instrument Number 20020419-0049140, Register's Office for Davidson County, Tennessee. Further conveyed to Gloria A. Pohl Trust, Greg Pohl, Trustee from Gregory Scott Pohl by Quitclaim Deed on March 1, 2013, of record in Instrument Number 20130301-0021013, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 117, Register's Office for Davidson County, Tennessee.

This is improved property known as: **224 Craighead Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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 June 12, 2013.

The Gloria A. Pohl Trust

BY: Trustee
Greg Pohl, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Greg Pohl**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 12, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY