File No.: 14072963

WARRANTY DEED

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140061390 DEEDWARRSP
Recvd: 08/20/14 08:44 3 pgs
Fees:18.00 Taxes:377.40

20140820-0075462

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Brandy Gomez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Myron Annette Poirrier	SAME AS	029 00 0 218.00
(NAME)	(NAME)	
5660 Eatons Creek Rd	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Joelton TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jan McMahan, Executrix of the Estate of Gail Sandra Bennett and Jan McMahan, individually and Jon B. Bragg, individually**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Myron Annette Poirrier**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District, formerly the 24th Civil District, of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Highway 112, 368 feet northerly from the northwest corner of the lot or parcel of land conveyed to Lawrence E. McClusky and wife, by deed from I. K. Kemp, et al, of record in Book 137, page 239, Register's Office for said County; thence east 500 feet to a stake; thence south 180 feet to a stake; thence westerly 420 feet to the east margin of said Highway; thence North 24 1/2 deg. West with the east margin of said Highway 228 feet to the point of beginning, containing 2.15 acres, more or less.

Being the same property conveyed to Gary Bennett and wife, Gail H. Bennett, by Warranty Deed dated 10/22/1975 and filed for record on 10/28/1975 in Book 4965, page 607, of the Register's Office of Davidson County, Tennessee. The said Gary Bennett died intestate on July 29, 2014, leaving Gail H. Bennett as the surviving tenant by the entirety. The said Gail H. Bennett died testate on August 30, 2013. Her will probated as Case No. 13P2032 devised the property to Jan McMahan and Jon B. Bragg.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7461, page 823, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5616 Clarksville Pike, Joelton, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand this 11th day of August, 2014.

ESTATE OF GAIL SANDRA BENNETT

Jan McMahan

Jan McMahan

BY: Jan McMahan, Executrix

Jan McMahan, Executrix

Jon B. Bragg

Jon B. Bragg

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Jan McMahan as Executrix of the Estate of Gail Sandra Bennett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 11th day of August, 2014.

Lynn F. Vaught

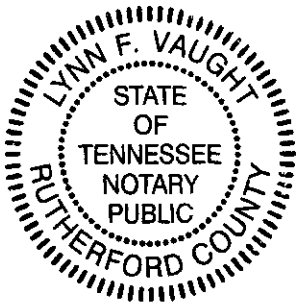
Notary Public
My Commission Expires: 3/18/2015

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Jan McMahan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 11th day of August, 2014.



Lynn F. Vaught

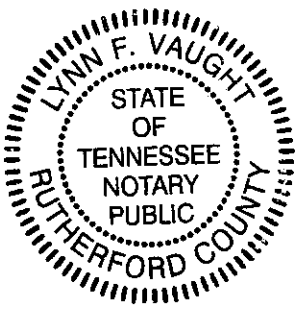
Notary Public
My Commission Expires: 3/18/2015

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Jon B. Bragg, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 11th day of August, 2014.

Lynn F. Vaught



Notary Public
My Commission Expires: 3/18/2015
RETURN TO:

Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 14072963