Davidson County	DEEDWARR
Recvd: 09/02/14 15:51	3 pgs
Fees:18.00 Taxes:319.31	
20140902-0080042	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OFMontgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert H. Scales III	Robert H. Scales III	096 06 0 091.00
(NAME)	(NAME)	
2918 McCampbell Avenue	2918 McCampbell Avenue	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty-Six Thousand Three Hundred And No/100 Dollars ($86,300.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stephanie Poynor and husband, Keith Poynor**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert H. Scales III**, married, 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. 156 on the Plan of Cloverhill Subdivision, Section I, as of record in Book 2083, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.
Being the same premises conveyed by Robert Singer and wife, Sandra K. Singer to Carol Cline Wickham by Warranty Deed dated October 27, 1991 and recorded October 30, 1991 in Book 8475, Page 9.
Being the same premises conveyed by Carol Cline Wickham, now known as Carol Lynn Cline to J. Phillip Jones, Trustee by Quitclaim Deed dated January 7, 1997 and recorded January 16, 1997 in Book 10321, Page 190. *Being re-recorded January 23, 1997 in Book 10327, Page 118 to correct the vesting.*
Being the same premises conveyed by Frederick Joseph Sealey to Carol Lynn Cline by Quitclaim Deed dated August 9, 1999 and recorded August 9, 1999 in Book 11611, Page 142.
Further being the same premises conveyed by Carol Lynn Cline to Stephanie Poynor by Quitclaim Deed dated November 20, 2010 and recorded November 23, 2010 in instrument No. 20101123-0093803.

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.

File Number: NAT-141257

unimproved ☐
This is improved ☒ property, known as 2918 McCampbell Avenue, Nashville, TN 37214

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.

And I, Keith Poynor, husband of Stephanie Poynor, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

Witness our hands this 29th day of August, 2014.

Stephanie Poynor

By Stephanie Poynor as Attorney in Fact

Keith Poynor by Stephanie Poynor, as Attorney in Fact

File Number: NAT-141257

State of Tennessee
County of Montgomery

I, Jodi Stephens, a Notary Public do hereby certify that Stephanie Poynor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th of August, 2014.

Notary Public

My Commission Expires: October 14, 2015

(SEAL)

JODI STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF Montgomery

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Stephanie Poynor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Keith Poynor, as Attorney-in-Fact, and acknowledged that s/he executed the same as the free act and deed of Keith Poynor, (the principal), for the purposes therein contained.

Witness my hand and seal of office, at office, this 29th day of August, 2014.

My Commission Expires: 10/14/2015

NOTARY PUBLIC

JODI STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File Number: NAT-141257

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017