Return To: 14-0555
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$199,950.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 26, 2014.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140090503 DEEDWARR
Recvd: 12/03/14 10:57 2 pgs
Fees:13.00 Taxes:739.82
20141203-0110813

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0555**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miranda L. McCue and John M. Biggio	**Community Mortgage LLC, dba Community Mortgage Advisors**	**072 06 0 341.00**
(NAME) **1206 Kenmore Place**	(NAME) **19045 E. Valley View Parkway Ste F**	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) **Independence, MO 64055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Terry R. Poore and Thomas A. Poore, wife and husband (formerly Terry R. Owens, unmarried and Thomas A. Poore, unmarried, joint tenants with righ of survivorship),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miranda L. McCue, an unmarried woman and John M. Biggio, an unmarried man,** 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 the Southerly part of Lot Number 81 on the Map of Kenmore Place, as of record in Book 332 pages 32 and 33, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the easterly margin of Foster Street, said point being 150 feet South of the southerly margin of Warner Avenue; thence with the easterly margin of Foster Street southerly 102 feet to the corner of Lots 81 and 42; thence with the line between said two lots, eastwardly 111.7 feet to the common corner of Lots 32, 43, 80 and 81; thence with the line between Lots 80 and 81, northwardly 100 feet to a point; 150 feet south of the southerly margin of Warner Avenue; thence westwardly 100 feet more or less to the beginning.

Being the same property conveyed to Terry R. Owens, unmarried, and Thomas A. Poore, unmarried, joint tenants with right of survivorship, by Warranty Deed from Oma Jr. Goodman and wife, Freda Goodman recorded July 19, 2000 in Instrument Number 200007190071339, Register's Office for Davidson County, Tennessee. Terry R. Owens and Thomas A. Poore having since married each other.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1206 Kenmore Place, Nashville, TN 37216**
(House Number) (Street) (City. State) (Zip)

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, have 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **November, 2014**.

Terry R. Poore

Thomas A. Poore

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Terry R. Poore and Thomas A. Poore**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **26th** day of **November, 2014**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC