BILL GARRETT, Davidson County
Trans:T20140096659 DEEDWARR
Recvd: 12/29/14 08:56 2 pgs
Fees:13.00 Taxes:662.30
20141229-0118169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December, 2014.

NOTARY PUBLIC

My Commission Expires:

HOWARD M. SKINWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
David Beranek 5616 Clarksville Pike Joelton, TN 37080	East Coast Capital Corporation 25 Melville Park Road Ste 200 Melville, NY 11747	029-00-0-218.00

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

MYRON ANNETTE POIRRIER

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

DAVID BERANEK

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 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 deed from John Newell and wife, Tommie M. Newell, of record in Book 4965, page 607, dated October 22, 1975, said Register's Office. The said Gary Bennett having since died on or about July 29, 2012, leaving the said Gail H. Bennett as the surviving tenant by the entirety. The said Gail Bennett having since died on or about August 30, 2013. Her Will, being filed in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, under Docket No. 13P2032, devised the subject property to her children, Jan McMahan and Jon B. Bragg.

Being the same property conveyed to MYRON ANNETTE POIRRIER, by deed from JAN MCMAHAN, EXECUTRIX OF THE ESTATE OF GAIL SANDRA BENNETT AND JAN MCMAHAN, INDIVIDUALLY AND JON B. BRAGG, INDIVIDUALLY, of record in Instrument No. 20140820-0075462, dated August 11, 2014, said Register's Office.

THIS PROPERTY HEREIN BEING CONVEYED IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

This improved property is 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 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 22nd day of December, 2014.

Myron Annette Poirrier

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Myron Annette Poirrier, 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 22nd day of December, 2014.

Howard M. Skipworth
Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2015