Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $309,900.00. Affiant Subscribed and sworn to before me, this the 22nd day of January, 2015. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Petra Olton	New Owner	
3705 Burrus Street		07202007900
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MEREDITH GOULD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETRA OLTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 103 on the Plan of E.B. Craig's Subdivision of the Crownover Property of record in Book 894, Page 640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot being more particularly described as follows: Beginning on the westerly margin of Burrus Street at a point 110 feet north of the Northerly margin of Jere Baxter Ave., being the corner of lots Nos. 103 and 104; thence with the line between said two lots, westwardly 140 feet to the corner of Lots Nos. 103, 104, 106 and 107; thence with the line between lots 103 and 107, northwardly 50 feet to the corner of lots 102, 103, 107 and 108; thence with the line between lots 102 and 103, eastwardly 140 feet to the westerly margin of Burrus Street; thence with the same, southwardly 50 feet to the point of beginning.

Being the same property conveyed to Marvis Lee Thomas Poole et ux Mattie Carlton Poole by Warranty deed from Paul Clifton, Howard Clifton and Imogene Clifton Wilkinson of record in Book 4078, page 26, Register's Office for Davidson County, Tennessee, dated November 16, 2966 and recorded on November 16, 1966. *Marvis poole having since died. Carla M. Poole and Martin L. Poole, names Co-Conservators at Probate Docket 11P-1473.*

Being the same property conveyed to Meredith Gould by Warranty deed from Mattie Carlton Poole, unmarried of record in Instrument No. 20130604-0055889 Register's Office for Davidson County, Tennessee, dated May 30, 2013 and recorded on June 4, 2013.

BILL GARRETT, Davidson County
Trans: T20150005874 DEEDWARR
Recvd: 01/23/15 15:47 2 pgs
Fees: 13.00 Taxes: 1146.63
20150123-0006954

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3705 Burrus Street, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of January, 2015.

Meredith Gould

Meredith Gould

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Meredith Gould, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of January, 2015.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

