(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF January, 2015

Notary Public

MY COMMISSION EXPIRES: 10/23/18

(AFFIX SEAL)

COURTNEY K. BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2018

BILL GARRETT, Davidson County
Trans:T20150007163 DEEDWARR
Recvd: 01/29/15 10:17 2 pgs
Fees:13.00 Taxes:436.60
20150129-0008453

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBORRA VANDERPOHL and JOE VANDERPOHL	Highlands Residential ~~DEBORRA VANDERPOHL and JOE VANDERPOHL~~ CLB	MAP-PAR. 059-13-0-031.00
(NAME)	(NAME)	
3930 PHEASANT DRIVE	13001 N. Central Expressway Suite #750	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Linda B Henderson, David D Gaines, Earlene R. Tucker and Earl Gaines, III** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORRA VANDERPOHL and Husband Joe VANDERPOHL** HEREINAFTER CALLED THE GRANTEE(S), 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(s) 36, as shown on the map entitled Treppard Heights, Section 7, of record in Plat Book 2900, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Earl Gaines Jr. and wife, Bessie Frank Gaines, by deed from Michael J. Warthaw and wife, Carolyn P. Warthaw, of record in Book 4929, page 160, dated July 1, 1975, said Register's Office. Earl Gaines Jr. conveyed his interest to Bessie Frank Gaines by quitclaim deed of record in Book 6270, page 242, dated April 6, 1984, said Register's Office.

Bessie Frank Gaines having since died intestate, on or about June 2, 2014. The subject property passed to her children, Linda B. Henderson, David D. Gaines, Earlene R. Tucker and Earl Gaines, III, as evidenced by Affidavit of Heirship of record in Instrument No. 20150126-0006979, said Register's Office.

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.

Executed by my hand this 7th Day of January 2015_.

Linda B. Henderson, Seller

David D. Gaines, Seller

Earlene R. Tucker, Seller

Earl Gaines, III, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Linda B. Henderson, David D. Gaines, Earlene R. Tucker** and **Earl Gaines, III** , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 7th Day of January 2015_.

Notary Public

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 1-9-2016
01-9-2016

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201