WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/15 15:12 3 pgs
Fees:18.00 Taxes:111.00
20150206-0011485

State of Tennessee)
County of Davidson)

15-01-006

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of February, 2015

SUSAN B. EVANS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 9-8-2016 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
TROY MICHAEL POOLE, AND REBA JEAN POOLE	NEW OWNER	014-00-0
(NAME) 3040 Hwy 49 W	(NAME)	001.00
(ADDRESS) Pleasant View, TN 37146	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **MARY ANN CHANDLER, DONNA ELLITHORPE, LINDA G. CURRAY, TERESA NELSON, CHEREE LOGAN, AND RICHARD ELLITHORPE, THE SOLE HEIRS AT LAW OF GEORGE IRVING ELLITHORPE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TROY MICHAEL POOLE, AND WIFE, REBA JEAN POOLE**, 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:

A TRACT of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made by J.P. Gallaher, Surveyor of Ashland City, Tennessee, dated August 24, 1960, as follows:

Beginning at a point in the center line of Harper Road at the southeast corner of the Binkley tract; thence with the center of said road, South 15-1/2° West 20-2/5 poles; thence leaving said road along Poole's new line, North 72° West 45.2 poles to a point in the East line of the Bracey Tract; thence with the East line of the same, North 2° East 8.6 poles to a point in Binkley's line; thence with his line, South 87° East 47 1/5 poles to the point of beginning.

Being all the same property conveyed to George Irving Ellithorpe and wife, Ann D. Ellithorpe, by deed from Martin Cullum Poole and wife, Lottie Jane Poole of record in Book 3222, page 439, said Register's Office. Subsequently George Irving Ellithorpe and Ann D. Ellithorpe divorced and Ann D. Ellithorpe was divested with interest and her interest vested in George Irving Ellithorpe by deed of record in Book 4349, Page 10, said Register's Office. George Irving Ellithorpe died intestate October 12, 2012 and survived by his children, Mary Ann Chandler, Donna Ellithorpe (F/K/A Donna Marie Harris), Linda G. Curray, Teresa Nelson, Cheree Logan, Richard Ellithorpe, the only heirs at law of George Iving Ellithorpe. His only other child, Rea Ellithorpe, predeceased him without issue.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of MARY ANN CHANDLER pursuant to a Power of Attorney executed by same on the 22ND day of JULY, 2014, and being filed for record in Instrument No. 20150206-0011484, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of DONNA ELLITHORPE pursuant to a Power of Attorney executed by same on the 25TH day of JULY, 2014, and being filed for record in Instrument No. 20150206-0011484, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of LINDA G. CURRY pursuant to a Power of Attorney executed by same on the 27TH day of JULY, 2014, and being filed for record in Instrument No. 20150206-0011484, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of TERESA NELSON pursuant to a Power of Attorney executed by same on the 29TH day of JULY, 2014, and being filed for record in Instrument No. 20150206-0011484 and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of CHEREE LOGAN pursuant to a Power of Attorney executed by same on the 25TH day of JULY, 2014, and being filed for record in Instrument No. 20150206-0011484, and being recorded simultaneously herewith.

BEING unimproved ☒
Improved ☐ property known as: **7389 Harper Road, Joelton, TN, 37080.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 5th day of February, 2015

MARY ANN CHANDLER
Mary Ann Chandler
By: Richard A Ellithorpe AIF
RICHARD ELLITHORPE, ATTORNEY-IN-FACT

TERESA NELSON
Teresa Nelson
By: Richard A Ellithorpe AIF
RICHARD ELLITHORPE, ATTORNEY-IN-FACT

DONNA ELLITHORPE
Donna Ellithorpe
By: Richard A. Ellithorpe AIF
RICHARD ELLITHORPE, ATTORNEY-IN-FACT

CHEREE LOGAN
Cheree Logan
By: Richard A. Ellithorpe AIF
RICHARD ELLITHORPE, ATTORNEY-IN-FACT

LINDA G. CURRAY
Linda G. Curray
By: Richard A Ellithorpe AIF
RICHARD ELLITHORPE, ATTORNEY-IN-FACT

Richard A. Ellithorpe
RICHARD ELLITHORPE

STATE OF Tennessee)
COUNTY OF Davidson)

On this 5th day of February, 2015, before me personally appeared **RICHARD ELLITHORPE**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), in behalf of **MARY ANN CHANDLER**, and acknowledged that he executed the same as the free act and deed of the said **MARY ANN CHANDLER.**

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 2015.

My Commission Expires: 3/8/16

Susan B. Evans
Notary Public

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 5th day of February, 2015, before me personally appeared **RICHARD ELLITHORPE**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), in behalf of **DONNA ELLITHORPE**, and acknowledged that he executed the same as the free act and deed of the said **DONNA ELLITHORPE.**

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 2015.

My Commission Expires: 3/8/16

Susan B. Evans
Notary Public

SUSAN B. EVANS STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 5th day of February, 2015, before me personally appeared **RICHARD ELLITHORPE**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), in behalf of **LINDA G. CURRAY**, and acknowledged that he executed the same as the free act and deed of the said **LINDA G. CURRAY.**

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 2015.

My Commission Expires: 3/8/16

Susan B. Evans
Notary Public

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 5th day of February, 2015, before me personally appeared **RICHARD ELLITHORPE**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), in behalf of **TERESA NELSON**, and acknowledged that he executed the same as the free act and deed of the said **TERESA NELSON.**

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 2015.

My Commission Expires: 3/8/16

Susan B. Evans
Notary Public

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 5th day of February, 2015, before me personally appeared **RICHARD ELLITHORPE**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), in behalf of **CHEREE LOGAN,** and acknowledged that he executed the same as the free act and deed of the said **CHEREE LOGAN.**

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 2015.

My Commission Expires: 3/8/16

Susan B. Evans
Notary Public

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 5th day of February, 2015, before me personally appeared **RICHARD ELLITHORPE**, to me known to be the person described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the same as the free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 2015.

My Commission Expires: 3/8/16

Susan B. Evans
Notary Public

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FROM: RICHARD ELLITHORPE

TO: TROY MICHAEL POOLE

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Richard A. Ellithorpe
RICHARD ELLITHORPE, AFFIANT

Sworn to and subscribed before me this 5th day of February, 2015.

My Commission Expires: 3/8/16

Susan B. Evans
Notary Public

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or 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.

Susan Evans
SUSAN EVANS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, SUSAN EVANS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/2/18

Notary Public

SUSAN EVANS KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON