WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/22/2015
(AFFIX SEAL)

DEBORAH L. BAXTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER CO.

BILL GARRETT, Davidson County
Trans:T20150019270 DEEDWARR
Recvd: 03/17/15 10:50 2 pgs
Fees:13.00 Taxes:111.00
20150317-0022746

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Charles E. and Susan H. Poll	Charles E. and Susan H. Poll	33-27
(NAME)	(NAME)	
1134 Campbell Rd.	Same	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150472

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, I, Lowell M. Wallace, Jr., an unmarried man Bonnie B. McDowell, an unmarried woman , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Charles E. and Susan H. Poll, husband and wife, 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. :

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at an existing concrete monument located in the Northerly right of way margin of Campbell Road (having a 50 foot right of way) approximately 845 feet West of Dickerson Pike (also known as Us 31 West, US 41) marking the Southwest corner of Lot 63 on the Plan of Echo Hill Estates, Section One, of record in Plat Book 6900, page 634, Register's Office for said county, and the southeast corner of this tract; thence with the Northerly margin of Campbell road, North 86° 59' 52" West 17.60 feet to an existing iron pin; thence North 86° 39' 34" West, 63.84 feet to an existing iron pin; thence North 86° 21' 18" West, 8.0 feet to an existing concrete monument, the southeast corner of Lot 64 of said Plan and the Southwest corner of this tract; thence leaving said Northerly margin along the East line of Lot 64, North 3° 10' 44" East, 149.60 feet to an existing concrete monument in the South line of that property owned by Echo Hill Joint Venture of record in Deed Book 7489, page 982, for said County, the Northeast corner of Lot 64 and the Northwest corner of this tract; thence with said south line, south 86° 47' 13"East, 14.62 feet to a point; thence South 85° 25' 23" East, 50.07 feet to a point; southeast corner of said Echo Hill Joint Venture property and the Southwest corner of a second tract of land owned by Echo Hill Joint Venture of record in Deed Book 7489, page 976, for said County; thence with the south line of said second tract, South 88° 39' 16" East, 22.80 feet to an existing concrete monument, the Northwest corner of Lot 63 of said Echo Hill Estates, Section One and the Northeast corner of this tract; thence with the West line of Lot 63, south 2° 55' 15" West, 149.29 feet to the point of beginning, containing 13,196 square feet, more or less.

BEING all of the same property conveyed to Lowell M. Wallace, Jr., unmarried and Bonnie B. McDowell, unmarried by deed from James Roberts, dated November 16, 2009, of record in Instrument No. 20091125-0108560, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements for water lines of record in Book 5896, page 658, and Book 5896, page 661, Register's Office for said County; easement for a sanitary disposal field of record in Book 5896, page 664, Register's Office for said County; and an agreement for the connection of sewer and water lines of record in Book 7919, page 878, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as: 1134 Campbell Rd., Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 12th day of March, 2015.

X Lowell M Wallace Jr.
Lowell M. Wallace, Jr.

X Bonnie B McDowell By: Lowell M. Wallace, Jr. Attorney in Fact
Bonnie B. McDowell, By: Lowell M. Wallace Jr. Attorney in Fact

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lowell M. Wallace, Jr., an unmarried man, 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, at office, this 12th of March, 2015.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Lowell M. Wallace, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bonnie B. McDowell, and who acknowledged that he/she executed the same as the free act and deed of Bonnie B. McDowell.

Witness my hand, at office, this 12th of March, 2015.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY