BILL GARRETT, Davidson County
Trans:T20150024232 DEEDWARR
Recvd: 04/02/15 09:53 5 pgs
Fees:28.00 Taxes:1372.70
20150402-0028620

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Montgomery G. Turner, Sr. Turner & Associates Realty, Inc. P.O. Box 150326 Nashville, Tennessee 37215	SAME	Map: 081-11 Parcels: 073, 075, 108

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JERRY POOLE,** an unmarried man (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MONTGOMERY G. TURNER, SR.** (the "Grantee"), his heirs, successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors, representatives and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, successors, representatives and assigns, against the lawful claims of all persons, whomever.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of any of the Grantor.

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

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 31 day of March, 2015.

JERRY POOLE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, JERRY POOLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand, at office, this 31 day of March, 2015.

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7/2/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $371,000.00.

Affiant

Subscribed and sworn before me this 31st day of March, 2015.

NOTARY PUBLIC

My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

EXHIBIT "A"
Legal Description

Tax Map 81-11, Parcels 73, 75 & 108 Combined

Land in the 21st council district of Davidson County, Tennessee, being bounded on the north by Buchanan Street, on the east by Dr. D.B. Todd Jr. Boulevard, south by Pamela Shields in Deed Book 10863, Page 712, as recorded in the Register's Office of Davidson County, Tennessee, and Nathaniel Woodruff in Deed Book 10843, Page 905, as recorded in the Register's Office of Davidson County, Tennessee, and on the west 21st Avenue North.

Commencing at the intersection of Buchanan Street and Dr. D.B. Todd Jr. Boulevard, Thence in a southwesterly direction 31 +/- feet, to a point at the southwest intersection of the margin of the two streets and also being the point of beginning for herein described land.;

Thence with the westerly margin of Dr. D.B. Todd Jr. Boulevard, S 18°18'14" E,
a distance of 216.33 feet, to an iron rod set at the northeast property corner of Pamela Shields in Deed Book 10863, Page 712, as recorded in the Register's Office of Davidson County, Tennessee,;

Thence leaving Dr. D.B. Todd Jr. Boulevard with Shields property, S 83°22'51" W, a distance of 105.68 feet to an iron rod set in the eastern property line of Nathaniel Woodruff in Deed Book 10843, Page 905, as recorded in the Register's Office of Davidson County, Tennessee.;

Thence with the easterly property line of Woodruff, N 09°42'36" W, a distance of 30.00 feet to an iron rod set at Woodruff northeast property corner.;

Thence with the northerly property line of Woodruff, S 85°44'23" W, a distance of 105.70 feet to an iron rod set on the easterly margin of 21st Avenue North.;

Thence with the easterly margin of 21st Avenue North, N 09°07'52" W, a distance of 209.14 feet, to a point on the southerly margin of Buchanan Street.;

Thence with the southerly margin of Buchanan Street, S 86°37'58" E, a distance of 181.00 feet, to the point of beginning, containing 40,513.421 square feet and having an area of 0.930 acres.

Being the same land conveyed to Jerry Pool in Instrument Number 20100412-0027592 and Instrument Number 20140310-0019805, as recorded in the Register's Office of Davidson County, Tennessee.;

Being a survey conducted by Dale and Associates, in February 2015, under the supervision of Steven C. Matthews a registered land surveyor in the State of Tennessee, license number 2352.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2015, a lien not yet due and payable.