WARRANTY DEED

R & R to: Box 36
Ortale, Kelley, Herbert & Crawford
330 Commerce Street, Suite 110
Nashville, TN 37201

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

Affiant

Subscribed and sworn to me on March 31, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 2-11-2017

BILL GARRETT, Davidson County
Trans: T20150024623 DEEDWARR
Recvd: 04/02/15 15:54 2 pgs
Fees: 13.00 Taxes: 1480.00
20150402-0029137

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28339SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL #
Gena Deere 4411 Wyoming Avenue Nashville, TN 37209	SAME AS NEW OWNERS	103-04-111-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dana L. Poff, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Gena Deere, an unmarried woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 1, Block 2 on the Map of Sylvan Park of record in Book 332, page 104, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 60 feet on the southerly side of Wyoming Avenue and runs back between parallel lines with the easterly margin of 45th Avenue North, 100 feet to a dead line.

Being the same property conveyed to Dana L. Poff, an unmarried person, by John A. McDougal, an unmarried person and Sandy B. McDougal-Foster, an unmarried person, of record as Instrument No. 20061018-0129477, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4411 Wyoming Avenue, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my/our hand(s) this 31st day of March, 2015.

Dana L. Poff

Dana L. Poff by Terri Rutherford as Attorney-In-Fact by Terri Rutherford attorney-in-fact

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 Terri Rutherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Dana L. Poff, as her Attorney in Fact, as the free act and deed of the within named Dana L. Poff.

Witness my hand and official seal this 31st day of March 2015.

Todd A. Bricker

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-14-2017

My Commission Expires: