Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: July
(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tanner Baker and Thomas Dean Baker	New owner	147 16 0 010.00
(NAME)	(NAME)	
507 Purnell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Two Thousand And No/100 Dollars ($222,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joseph M. Poag, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tanner Baker and Thomas Dean Baker***, 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:

*Joint tenants in common

Land in Davidson County, Tennessee, being Lot 13 on the Plan of Whispering Hills, Section V, as of record in Book 3300, Page 11, Register's Office for Davidson County, Tennessee.

Said Lot fronts 160.4 feet on the south side of Purnell Drive and runs back 167.1 feet on the west line and 191 feet on the east line to a dead line in the rear on which it measures 196.9 feet.

Being the same property conveyed to Natalie A. Poag and Joseph M. Poag, Jr., wife and husband by Warranty Deed from Debra Varnell, Lisa Huff and Randy Lovell dated August 24, 2006 and recorded August 25, 2006 as Instrument No. 20060825-0105161, in said Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Joseph M. Poag by Quitclaim Deed from Natalie Poag, dated May 06, 2014 and recorded April 23, 2015 as Instrument No. 20150423-0036380, in said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-152721

BILL GARRETT, Davidson County
Trans:T20150055316 DEEDWARR
Recvd: 07/09/15 08:04 2 pgs
Fees:13.00 Taxes:821.40
20150709-0066456

unimproved ☐
This is improved ☒ property, known as 507 Purnell Drive, Nashville, TN 37211

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, has 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.

Witness our hands this 6th day of July, 2015.

Joseph M. Poag

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Joseph M. Poag, 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 and official seal, this the 6th of July, 2015.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: FRN-152721