WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Tri-State Title & Escrow, Inc.
7842 Farmington Blvd.
Germantown, TN 38138

BILL GARRETT, Davidson County
Trans:T20150071327 DEEDWARR
Recvd: 08/24/15 10:28 4 pgs
Fees:23.00 Taxes:869.50
20150824-0085070

THIS INDENTURE, made and entered into as of the 20th **day of August, 2015** by and between:

John G. Miller and Theresa J. Miller, Trustees, or their Successor, under the John G. and Theresa J. Miller Family Trust dated February 27, 2012 (hereinafter "Grantor"); and

Patrick J. Poe (hereinafter "Grantee")

WITNESSETH, that for and in consideration of Ten Dollars ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee, the following described real property, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the aforesaid real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that they are lawfully seized and possessed of said real property in fee simple, that they have full right and lawful authority to sell and convey the same; that the same is unencumbered except for:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR EXCEPTIONS

and that title and quiet possession thereto, Grantor shall warrant and forever defend against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" as used herein shall be "Grantors" or "Grantees" if more than one person or entity be referred to and pronouns shall be construed according to their proper gender and number according to the context hereof.

Witness the signature of the Grantor the day and year first above written.

Theresa J. Miller Trustee

Theresa J. Miller, Trustee, or their Successor, under the John G. and Theresa J. Miller Family Trust dated February 27, 2012

John G. Miller Trustee

John G. Miller , Trustee, or their Successor, under the John G. and Theresa J. Miller Family Trust dated February 27, 2012

State of CALIFORNIA
County of Los Angeles

Personally appeared before me, a notary public in and for the state and county aforementioned, **John G. Miller** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of John G. and Theresa J. Miller Family Trust dated February 27, 2012 and that he as such Trustees executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee.

Witness my hand and official this 17th day of August, 2015.

Notary Public

My Commission Expires: June 1. 2018

MONICA ANNE KORDIC
Commission # 2067218
Notary Public - California
Los Angeles County
My Comm. Expires Jun 1, 2018

MONICA ANNE KORDIC
Commission # 2067218
Notary Public - California
Los Angeles County
My Comm. Expires Jun 1, 2018

State of CALIFORNIA
County of Los Angeles

Personally appeared before me, a notary public in and for the state and county aforementioned, **Theresa J. Miller** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of John G. and Theresa J. Miller Family Trust dated February 27, 2012 and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee.

Witness my hand and official this 17th day of August, 2015 .

Notary Public

My Commission Expires: June 1. 2018

MONICA ANNE KORDIC
Commission # 2067218
Notary Public - California
Los Angeles County
My Comm. Expires Jun 1, 2018

State of Tennessee
County of Shelby

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 21st day of August, 2015.

Notary Public

My Commission Expires:

MARY ANN BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

MY COMMISSION EXPIRES DECEMBER 18, 2016

RECORDING DATA

Name/Address of Property Owners:	Send Tax Bills To:	Map Parcel Numbers
Patrick J. Poe 2804 Foster Avenue Nashville, TN 37210	Patrick J. Poe 2804 Foster Avenue Nashville, TN 37210	11909029400
Improved Property: Yes: ☑ No: ☐	Property commonly known and numbered as: 2804 Foster Avenue Nashville, TN 37210	
Return to: Tri-State Title & Escrow, Inc. 7842 Farmington Blvd. , Germantown, TN 38138		

20152327

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the 6th Civil District of Davidson County, Tennessee, being on the east side of Foster Avenue and more particularly described as follows:

Beginning at an iron pin on the east right-of-way of Foster Avenue and the southwest corner of the Goodwill Industry property and proceeding as follows: Around a curve to the left having a radius of 639.1 feet, a distance of 115.0 feet to an iron pin; thence North 87 deg. 08' East a distance of 198.85 feet to an iron pin; thence South 5 deg. 40' West a distance of 126.93 feet to an iron pin in the southerly property line of the Goodwill Industries; thence North 88 deg. 10' West a distance of 158.0 feet to the point of beginning, and containing 0.482 of an acre, more or less, as per survey by Turner Engineering Company dated September 12, 1972.

This being the same property conveyed to Grantor by Quit Claim Deed of record at Instrument No. 20120727-0066163, in the Register's Office of DavidsonCounty, Tennessee, the same having been recorded on July 27, 2012.

This conveyance is made subject to amendment to subdivision restrictions in Book 4383 Page 928, Book 4384 Page 724; Easements in Book 3701 Page 12, Book 1466 Page 365; Permissive Use Agreement at 20030321-0038033 all in the Register's Office of Davidson County, Tennessee; also subject to 2015 Davidson County property taxes which are not yet due and payable and any subsequent years' taxes not yet due and payable all of which the grantee hereby assumes and agrees to pay.

For informational purposes only: Property municipally known as:
2804 Foster Avenue, Nashville, TN 37210