WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3618

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-BCS-15-1429

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dana McGee Poole and Matthew D Poole	**BancorpSouth Bank**	
(NAME) **1429 Rosebank Avenue**	(NAME) **2778 West Jackson Street Building C 2nd Floor**	**73-13-216.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Tupelo, MS 38801**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ODELLE S. TROXLER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANA MCGEE POOLE AND MATTHEW D POOLE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 52 on the Map of Dugger Heights, Section Three, of record in Book 1835, Page 54, described as follows: Beginning at a point in the Easterly margin of Rosebank Avenue, the common corner of Lots 52 and 53; thence with the line between said lots, Easterly 183.3 feet to the West line of Lot 51, thence with the line between Lots 51 and 52, Northerly 101.7 feet to the South margin of Airpark Drive; thence with the margin of said Drive, Westerly 163 feet to the beginning of a curve; thence with said curve, Southwesterly 40.4 feet to the Easterly margin of Rosebank Avenue; thence with the margin of the same, Southerly 84.2 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Allen Shoffner, individually, and as Executor of the will of the said Pearl S. Shoffner to Odelle Shoffner Troxler, as recorded on the 12th day of May, 1987 in Deed Book 7233, Page 637 and Warranty Deed from Guy H. Miller and wife, Agnes G. Miller to A. L. Troxler and wife, Odelle S. Troxler, a one-half undivided interest and Pearl S. Shoffner, a one-half undivided interest, as recorded in Deed Book 1969, Page 385, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for 2016 and subsequent years not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUGGER HEIGHTS, SECTION THREE, as recorded in Plat Book 1835, Page(s) 54.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1429 Rosebank Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150093959 DEEDWARR
Recvd: 11/04/15 10:01 2 pgs
Fees:13.00 Taxes:962.00
20151104-0112303

Witness my/our hand(s) this the 2nd DAY OF NOVEMBER, 2015.

Odelle S Troxler
by Joel Troxler Atty in Fact

Odelle S. Troxler by Joel Allen Troxler,
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, Joel Allen Troxler, 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 ODELLE S. TROXLER as per the Durable Power of Attorney of record in Instrument No. 20010905-0096340, Register's Office for Davidson County, Tennessee and who acknowledged he executed the same as the free act and deed of the said ODELLE S. TROXLER.

Witness my hand and official seal, this the 2nd of November, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212