WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee)
County of Davidson)

15-09-020

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of October, 2015

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
NORA JANE STRUTHERS (NAME)	" NEW OWNER " (NAME)	29
3819 Cantarutti Rd (ADDRESS)	(ADDRESS)	205.00
Joelton TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TROY M. POOLE AND WIFE, REBA J. POOLE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NORA JANE STRUTHERS,** UNMARRIED, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, as follows: Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, on the headwaters of Marrowbone Creek, as described according to a Survey of C.J. Carney, Surveyor, August 11, 1958, as follows:

BEGINNING at a point in the center of Alessio Road, said point being North 87 degrees West 365.3 feet from a point in the center of the easterly lane of U. S. Highway No. 41; thence North 87 degrees West 100 feet to a point; thence South 3 degrees West along the easterly margin of another road marked Alessio Road on said survey, 200 feet to a point thence South 88 degrees East 100 feet to a point; thence North 3 degrees East 200 feet to the point of BEGINNING.

BEING all the same property conveyed to TROY M. POOLE AND WIFE, REBA J. POOLE, by Deed from GENELLA C. PHILLIPS, of record in Instrument No. 20091005-0092185, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BILL GARRETT, Davidson County
Trans:T20150094431 DEEDWARR
Recvd: 11/05/15 12:07 2 pgs
Fees:13.00 Taxes:425.50
20151105-0112815

BEING property known as: **3819 Cantarutti Road, Joelton, TN, 37080.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, our hands, this 26th day of October, 2015.

Troy Poole
TROY M. POOLE

Reba J. Poole
REBA J. POOLE

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 **TROY M. POOLE AND WIFE, REBA J. POOLE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pleasant View, Tennessee, this 26th day of October, 2015.

My Commission Expires: July 20, 2018

Cheryl Shearon
Notary Public

