WARRANTY DEED

BRENDA R. LERMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

O-MFR-15-305-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $889,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/24/19
(AFFIX SEAL)

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)
John M Poore, Jr and Penny S. Poore	Primelending	
(NAME)	(NAME)	**104-06-0-202.00**
305 32nd Avenue South	17330 Preston Rd. Ste 160B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-3207	Dallas, TX 75252	
(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 **PAUL W. MCGAUGHY, III, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN M POORE, JR AND PENNY S. POORE, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Plan of The Bransford Realty Company West End Avenue Place of record in Plat Book 332, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25 adjoins Lot No. 24 and fronts 50 feet on the Southwest side of 32nd Avenue South and extends back in a Southwesterly direction between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Paul W. McGaughy, III by Warranty deed from Luchrsen Construction, LLC of record in Instrument No. 20081006-0101366 Register's Office for Davidson County, Tennessee, dated October 03, 2008 and recorded on October 06, 2008.

This conveyance is subject to:
- Taxes for the year 2016, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 15, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20090805-0073292 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **305 32nd Avenue South, Nashville, Tennessee 37212-3207**.

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:T20150100400 DEEDWARR
Recvd: 11/25/15 10:44 2 pgs
Fees:13.00 Taxes:3289.30
20151125-0119650

Witness my/our hand(s) this the 24th DAY OF NOVEMBER, 2015.

Paul W. McGaughy, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL W. MCGAUGHY, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of November, 2015.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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