BILL GARRETT, Davidson County
Trans:T20150102241 DEEDWARR
Recvd: 12/03/15 09:50 2 pgs
Fees:13.00 Taxes:640.10

20151203-0121809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Edward C. Williamson
Affiant

WARRANTY DEED

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 2ND DAY OF DECEMBER, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zenis Childress, an unmarried man	Zenis Childress (NAME)	01400000200
7377 Harper Road (ADDRESS)	7377 Harper Rd. (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Troy Michael Poole and wife, Reba Poole, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Zenis Childress, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PROPERTY LOCATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TN. AND BEING DESCRIBED ACCORDING TO A SURVEY BY JEFFREY PATRICK CHANDLER, RLS #2353, 3421 COOPER NICHOLSON ROAD, PLEASANT VIEW, TN 37146, DATED: 11-16-15, FILE NUMBER 2-144, AS FOLLOWS:

BEGINNING IN THE CENTER LINE OF HARPER ROAD AND BEING THE COMMON CORNER OF TROY MICHAEL POOLE (INSTRUMENT NUMBER 201502060011485, R.O.D.C.) AND BEING LOCATED
SOUTH 69 DEGREES 27 MINUTES 59 SECONDS EAST A DISTANCE OF 24.98 FEET FROM A SET IRON ROD IN THE WEST MARGIN OF HARPER ROAD;
THENCE WITH THE CENTER OF HARPER ROAD
SOUTH 20 DEGREES 03 MINUTES 12 SECONDS WEST A DISTANCE OF 263.87 FEET TO THE NORTHEAST CORNER OF EARL PEMBERTON (BOOK 3342, PAGE 43);
THENCE WITH SAID PEMBERTON NORTH 83 DEGREES 25 MINUTES 26 SECONDS WEST PASSING A SET IRON WITNESS ROD AT 24.97 FEET AND CONTINUING A TOTAL DISTANCE OF 667.56 FEET TO A SET IRON ROD IN AN EXISTING FENCE AND IN THE LINE OF JAMES SCOTTY CHAMBLISS (INSTRUMENT NUMBER 200210010119095 R.O.D.C.) AND BEING LOCATED FROM AN EXISTING SET STONE NORTH 06 DEGREES 37 MINUTES 38 SECONDS EAST A DISTANCE OF 115.
THENCE WITH SAID CHAMBLISS NORTH 06 DEGREES 37 MINUTES 38 SECONDS EAST A DISTANCE OF 437.71 FEET TO AN EXISTING AXLE AT A FENCE POST AND BEING THE SOUTHWEST CORNER OF TROY MICHAEL POOLE (INSTRUMENT NUMBER 201502060011485, R.C
THENCE WITH SAID POOLE SOUTH 69 DEGREES 27 MINUTES 59 SECONDS EAST PASSING A SET IRON ROD ON THE WEST MARGIN OF HARPER ROAD AT 725.85 FEET AND CONTINUING A TOTAL DISTANCE OF 750.83 FEET TO THE POINT OF BEGINNING,
HAVING AN AREA OF 245156 SQUARE FEET, 5.6 ACRES

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MARTIN CULLUM POOLE AND WIFE, LOTTIE JANE POOLE BY DEED FROM H. C. NEWMAN AND WIFE, RUBY NEWMAN, OF RECORD IN DEED BOOK 1678, PAGE 248, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARTIN CULLUM POOLE HAVING PREDECEASED LOTTIE JANE POOLE AS ESTABLISHED IN AFFIDAVIT OF HEIRSHIP OF RECORD BY INSTRUMENT NO. 20070507-0054132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LOTTIE JANE POOLE HAVING DIED TESTATE AND PURSUANT TO THE LAST WILL AND TESTAMENT OF LOTTIE JANE POOLE, OF RECORD BY INSTRUMENT NO. 20070507-0054133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE SAID PROPERTY WAS DEVISED TO TROY MICHAEL POOLE AND WIFE, REBA POOLE IN EQUAL SHARES.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

WARRANTY DEED
(Continued)

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7377 Harper Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hand(s) this 2nd day of December, 2015.

Troy Michael Poole

Reba Poole

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy Michael Poole and wife, Reba Poole, the herein 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, this the 2nd day of December, 2015.

Notary Public

My Commission Expires: 7/2/2019

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072