WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 5878
(AFFIX SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY Commission Expires MAY 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patrick Poling and Daniel Askew	Patrick Poling and Daniel Askew	172 08 0 024.00
(NAME)	(NAME)	
401 Kinhawk Drive	401 Kinhawk Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/31/15 11:40 3 pgs
Fees:18.00 Taxes:499.50
20151231-0131556

For and in consideration of the sum of One Hundred Thirty-Five Thousand And No/100 Dollars ($135,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Estate of Hubert Curtis Goroth**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patrick Poling, a married man and Daniel Askew, a married man, as joint tenants in common.**, hereinafter called the Grantees, their 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, being Lot No. 5 on the Plan of Forest Acre Estates, Section 1 as of record in Book 3700, Page 2, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Kinhawk Drive, common corner of Lots Nos. 5 and 6; thence in an easterly direction along said Drive, 105.0 feet to a point; thence around a curve 39.0 feet to a point in the westerly margin of Nolensville Road; thence in a southerly direction along said road 175.0 fee to a point; thence in a westerly direction, 95.08 feet to a point; thence in a northerly direction 189.98 feet to the point of beginning.

Being the same property conveyed to H. Curtis Goforth by Warranty Deed from Billy C. Maddox and wife, Johanna Maddox dated March 6, 1973 and recorded March 20, 1973 in Book 4690, Page 168, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret L. Goforth, wife, creating an estate by entireties, with right of survivorship, not tenants in common by Quitclaim Deed from H. Curtis Goforth, husband dated July 15, 1988 and recorded July 15, 1988 in Book 7600, Page 553, in said Register's Office for Davidson County,

File Number: GRN-155678FC

Tennessee.

Further, being the same property conveyed to H. Curtis Goforth, unmarried and Margaret L. Lecomte, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from H. Curtis Goforth, unmarried and Margaret L. Goforth, unmarried and being the same person as Margaret L. Lecomte, unmarried dated February 25, 2010 and recorded March 1, 2010 as Instrument No. 201003010015575, in said Register's Office for Davidson County, Tennessee. Margaret L. Lemonte having died on August 30, 2012, leaving H. Curtis Goforth as the sole owner. H. Curtis Goforth having died on July 24, 2015, Probate Case 15P-1430 Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 401 Kinhawk Drive, Nashville, TN 37211

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, has 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 our hands this 22nd day of December 2015.

Charles Goforth, Jr.
Personal Representative for the Estate of Hubert Curtis Goforth

STATE OF NC

County OF MCDELL

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Charles Goforth, Jr. Personal Representative for the Estate of Hubert Curtis Goforth, with whom I am NOT personally acquainted, BUT PROVED BY ATTORNEY LICENSE and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of December, 2015.

Notary Public

My Commission Expires: 2/13/2018

(SEAL)

Kimberly S Cole
Notary Public
Mecklenburg County
North Carolina
My Commission Expires 2/13/2018

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018