BILL GARRETT, Davidson County
Trans:T20160005375 DEEDWARR
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Fees:13.00 Taxes:560.55
20160120-0005931

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,500.00

Kerri Forsha
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Randall Forsha	Randall Forsha	Parcel ID:
5036 Walden Woods Dr.	5036 Walden Woods Dr.	07500017200
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Richard G. Poen and Diane W. Poen, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Randall Forsha and Kerri Forsha, husband and wife

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

A parcel of land, being part of the Ray G. Brunner property in Deed Book 9586, Page 348, situated in the 13th Councilmatic (sic) District of Davidson County, Tennessee, and described according to an unrecorded survey by John D. McCormick - RLS #674, dated February 20, 1997, and described as follows: beginning at a new iron rod on the northwesterly margin of Tulip Grove Road, said point of (sic) being 140.00 feet in a northeasterly direction 21 degrees, 43 minutes, 38 seconds along the said margin of Tulip Grove Road from the southwest corner of the Ray Brunner and wife property as recorded in Deed Book 9586, Page 348, and being the southwest corner of the property herein described; thence north 58 degrees, 19 minutes, 51 seconds west a distance of 878.0 feet to a new iron rod; thence south 71 degrees 35 minutes 23 seconds west a distance of 179.71 feet to a point in the easterly boundary of the Joseph Dykes property recorded in Deed Book 8285, Page 747; thence along the easterly boundary of the Joseph Dykes property N 25 degrees, 21 minutes 56 seconds east a distance of 267.90 feet to an existing iron rod in a fence line being the southwesterly boundary of the Danny Sheehan property recorded in Deed Book 5978, Page 765; thence along the Sheehan property as follows: south 55 degrees 18 minutes 50 seconds east a distance of 344.47 feet; thence north 31 degrees 53 minutes 54 seconds east a distance of 34.95 feet to an existing iron rod; thence south 54 degrees 44 minutes 56 seconds east 200.00 feet to a point; thence north 31 degrees 53 minutes 54 seconds east 220.0 feet to an existing iron rod in the southerly margin of Tulip Grove Road as follows: south 54 degrees 44 minutes 56 seconds east a distance of 218.99 feet to a point in a curve; thence along the curve to the right having a radius of 258.35 feet, a distance of 339.66 feet; thence south 21 degrees 43 minutes 38 seconds west a distance of 133.40 feet to the point of beginning.

BEING the same property conveyed to Richard G. Poen and Diane W. Poen by deed from Robert C. Booker and Pamela R. Booker, of record in Instrument 20130520-0050470, dated May 16, 2013, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 880 Tulip Grove Road, Hermitage, TN 37076

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 our hands this 19th day of January, 2016.

Richard G. Poen

Diane W. Poen

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 Richard G. Poen and Diane W. Poen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of January, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.