This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160007166 DEEDWARR
Recvd: 01/27/16 13:43 2 pgs
Fees:13.00 Taxes:813.63
20160127-0007938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $219,900.00.

Affiant

Subscribed and sworn before me this the 25th day of January, 2016.

Notary Public
My commission expires: 10/8/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeremy Alfredo Quinonez 204 Hillsboro Place Nashville, TN 37215	new owner	061-07-0-073.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES DOUGLAS POE AND WIFE, TEMISHA G. POE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEREMY ALFREDO QUINONEZ AND MICHELLE QUINONEZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 11th formerly the 18th Civil District of Davidson County, Tennessee, being Lot No. 4 and a small portion out of the Northeast corner of Lot No. 3 on the Map of Section 1, in King's Subdivision, described according to a survey made by JNO Banyan (also of record in Book 1130, Page 94, Register's Office for Davidson County, Tennessee), on July 1, 1945, as follows:

Beginning on the Northerly margin of Richmond Drive at the point of 366.6 feet more or less, East of the Easterly margin of Gallatin Pike, being the common corner of Lois Nos. 3 and 4; thence with the line between said two lots, Northwardly 168 feet, to a point 57 feet South of the Northeast corner of Lot No. 3; thence Westwardly 7 feet; thence Northwardly 57 feet to the North line of Lot No, 3; thence with the North line of Lots 3 and 4, Eastwardly 77 feet to the common corner of Lots Nos. 4 and 5; thence with the lines between said lots, Southwardly 225 feet to the Northerly margin of Richmond Drive; thence with the Northerly margin of said Drive, Westwardly 70 feet to the point of beginning.

Being the same property conveyed to Charles Douglas Poe, unmarried by Warranty deed from Steven Kapla and wife, Melissa Kapla of record in Instrument No. 20070608-0068955 Register's Office for Davidson County, Tennessee, dated June 04, 2007 and recorded on June 08, 2007 and the said deed is Re-recorded on December 11, 2007 in Instrument No. 20071211-0142856. Being also known as 1107 Richmond Dr Nashville, TN 37216.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1107 Richmond Dr, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of January, 2016.

Charles Douglas Poe

Temisha G. Poe

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles Douglas Poe and Temisha G. Poe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2016.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY