BILL GARRETT, Davidson County
Trans:T20160014760 DEEDWARR
Recvd: 02/23/16 11:18 2 pgs
Fees:13.00 Taxes:628.63
20160223-0017112

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susan J. Coolidge 1444 Campbell Rd. Goodlettsville, TN 37072	Susan J. Coolidge 1444 Campbell Rd. Goodlettsville, TN 37072	032000/182.00

THIS INDENTURE, made this 22nd day of February, 2016 between

Paul Poitras and Karen Poitras,*husband and wife

*aka Karen A. Poitras

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Susan J. Coolidge

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Beginning at an existing iron pin at a corner post in the northerly margin of Campbell Road, said pin being the most southwest corner to herein described tract; thence now leaving said margin N 14 deg. 38 min. 14 sec, East 550.58 feet to a set iron pin; thence south 62 deg. 13 min. 24 sec. east 113.52 feet to a set iron pin; thence south 11 deg. 00 min. 00 sec. West 560.00 feet to a set iron pin in the margin of Campbell Road; thence with said margin North 62 deg. 13 min. 24 sec. West 150 feet to the point of beginning containing 1.622 acres, said property is now known as Lot 1 on the final plat of Lyle Hunter Lot, a plat of which is of record as Instrument No. 20010906-0096744, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Poitras and Karen Poitras, husband and wife by Quitclaim Deed dated 6/23/14 from Winston Templet, a married man and Karen Poitras, a married woman of record in Instrument No. 20140714-0061959 and by Special Warranty Deed dated 4/25/12 from Arch Bay Holdings, LLC-Series 2010B of record in Instrument No. 20120426-0035673, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1444 Campbell Rd. Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said

premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Paul Poitras

Karen Poitras

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Paul Poitras, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of February, 2016.

Notary Public

My Commission Expires: 3-8-16

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Karen Poitras, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 22nd day of February, 2016.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $169,900.00.

Affiant

Sworn to and subscribed before me, this 19th day of February, 2016.

Notary Public

My Commission Expires: 3-8-16

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY