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:T20160034237 DEEDWARR
Recvd: 04/26/16 11:12 2 pgs
Fees:13.00 Taxes:603.10
20160426-0040502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $163,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of April, 2016.

Notary Public
My commission expires: 1-6-20

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gerald Rowe 612 Canton Pass Madison, TN 37115-5410	New Owner	052-12-0-065.00

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, TERRY C. POSS AND WIFE, JILL B. POSS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GERALD ROWE, 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 Davidson County, Tennessee, being Lot No. 13 on the Plan of Schoolside Heights of record in Plat Book 3700, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 61 feet on the Northwesterly margin of Canton Pass and extends back 183.1 feet on the Southerly line and 180.1 feet on the Northerly line to a line in the rear measuring 67.5 feet thereon.

Being the same property conveyed to Terry C. Poss and wife, Jill B. Poss by Warranty deed from Roger D. Duke and wife, Linda Y. Duke of record in Book 5874, page 857, Register's Office for Davidson County, Tennessee, dated April 12, 1982 and recorded on April 20, 1982. (Value or consideration shown in aforementioned deed $43,761.58.) Being also known as 612 Canton Pass Madison, TN 371155410.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED PROPERTY KNOWN AS 612 Canton Pass, Madison, TN 37115-5410.

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.

T.C.P.
J.B.P.

Witness my hand this the 22nd day of April, 2016.

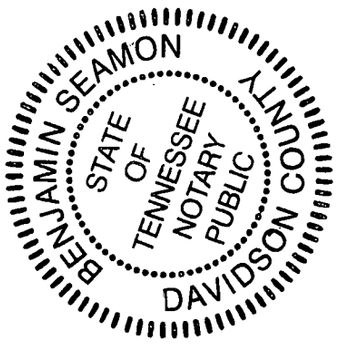
Terry C. Poss

Jill B. Poss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry C. Poss and Jill B. Poss, 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 22nd day of April, 2016.



Notary Public

My commission expires: 4-10-2018