WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160041023 DEEDWARR
Recvd: 05/17/16 08:45 2 pgs
Fees: 13.00 Taxes: 1826.23
20160517-0048925

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $493,575.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF MAY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1939B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Justin Scott Poling	new owner	083-13-0-492.00
1601 Shelby Avenue		
Nashville, TN 37206-3037		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LARRY COX, MARRIED*

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUSTIN SCOTT POLING AND REBECCA POLING, HUSBAND AND WFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 115 on the Plan of Edgefield Land Co's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Matthew Eddmenson and Carrie Eddmenson, husband and wife by Warranty deed from Jason D. Tucker and Kelly D. Tucker, husband and wife of record in Instrument No. 20120222-0015489 Register's Office for Davidson County, Tennessee, dated February 17, 2012 and recorded on February 22, 2012.

Being the same property conveyed to Larry Cox by Substitute Trustee's deed from Brock & Scott, PLLC, as Substitute Trustee of record in Instrument No. 20141209-0112836 Register's Office for Davidson County, Tennessee, dated December 03, 2014 and recorded on December 09, 2014.

***THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

I. Taxes for the year 2016 a lien, not yet due and payable.

J. Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.

This is property known as 1601 Shelby Avenue, Nashville, TN 37206-3037

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 12th day of May, 2016.

Larry Cox

By: Steve Chaisson, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steve Chaisson** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Larry Cox for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Larry Cox, and is authorized by Larry Cox to execute this instrument on his/her behalf.

Witness my hand and official seal, this 12th day of May, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1939B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027