PREPARED BY (AND RETURN TO):


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BILL GARRETT, Davidson County
Trans:T20160047191 DEEDWARR
Recvd: 06/06/16 08:34 2 pgs
Fees:13.00 Taxes:1809.30
20160606-0056441


W & I Ref: (DM) Title No.: 58375
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Mindy P. Drongowski<br>Michael Drongowski<br>400 Simmit Oaks Drive<br>Nashville, TN 37221 | New Owner |

**TAX MAP PARCEL NUMBERS:** 128160B04900CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$489,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David A Poe, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mindy P. Drongowski and Michael Drongowski, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Summit Oaks, Phase One of record in Instrument No. 20020129-0011883, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David A. Poe by Warranty Deed from Southern Home Builders, LLC, dated August 31, 2006 and recorded on September 5, 2006 of record in Instrument No. 20060905-0109563, Register's Office for Davidson County, Tennessee.

Susan H. Poe, spouse of David A. Poe, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20020129-0011883, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Stormwater Detention Agreement of record in Instrument No. 20020103-0001057, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020214-0019518, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 400 Summit Oaks Drive, Nashville, TN 37221**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 2nd day of June, 2016.

David A Poe

Susan H. Poe

**State of** Tennessee

**County of** Davidson

On this 2nd day of June, 2016, before me the undersigned authority, personally appeared David A Poe and Susan H. Poe, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $489,000.00.

Affiant

Sworn and subscribed before me this 3rd day of June, 2016.

Notary

My Commission Expires: 4/21/2020

KAYLA TABOR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY