28506-8 Box 14 return to:: Attorneys Title Company, Inc.

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160054892 DEEDWARR
Recvd: 06/28/16 10:17 3 pgs
Fees:18.00 Taxes:2127.50
20160628-0065712

03-1604-38534

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2016.

Notary Public
My commission expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brian Senne	SWBC Mortgage	115-15-0-089.00
6312 Jocelyn Hollow Road	9311 San Pedro #100	
Nashville TN 37205	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles H. Poole, Sr. and Patricia Dian Volkmer, as Co-Trustees of the Poole Tennessee Gap Trust, their successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of their right, title and interest as Co-Trustees U/A/D May 17, 1994, as restated and amended**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brian J. Senne and Sara Zare, Husband and Wife as Joint Tenants** hereinafter called the Grantees, their successors 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. 75, on the Plan of West Meade Farms, Inc., Section "D", of record in Book 1835, Page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles H. Poole and wife, Ruth C. Poole by deed from Thelma F. Gold (widow) and Glyna D. Franks (unmarried), dated May 2, 1977, recorded May 10, 1977, of record in Book 5145, Page 315, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charles H. Poole, Sr. and wife, Ruth C. Poole, Trustee U/A/D May 17, 1994 by Quitclaim Deed from Charles H. Poole and wife, Ruth H. Poole, Individually, dated May 17, 1994, recorded May 19, 1994, of record in Book 9350, Page 423, Register's Office for Davidson County, Tennessee. Ruth C. Poole having since ceased to serve as Co-Trustee and Patricia Dian Volkmer was appointed as Successor Co-Trustee pursuant to the terms of the trust agreement. Charles H. Poole and Charles H. Poole, Sr. are one and the same person.

Further being the same property conveyed to Charles H. Poole, Sr. and Patricia Dian Volkmer, as Co-Trustees of the Poole Tennessee Gap Trust, their successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of their right, title and interest as Co-Trustees U/A/D May 17, 1994, as restated and amended by Trustee's Quitclaim Deed from Charles H. Poole, Sr. as Co-Trustee and Patricia Dian Volkmer, as Successor Co-Trustee U/A/D May 17, 1994, as restated and amended (known as the Poole Revocable Trust), dated May 17, 1994, recorded May 19, 1994, of record in Instrument No. 20160303-0020498, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6312 Jocelyn Hollow Road, Nashville, TN 37205.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 ~~24~~ 22nd day of June, 2016.

Charles H. Poole, Trustee
Charles H. Poole, Sr., as Co-Trustee
Of the Poole Tennessee Gap Trust
Sale Price remains $575,000.00

Patricia Dian Volkmer, Trustee
Patricia Dian Volkmer, as Co-Truste
of the Poole Tennessee Gap Trust
Sale Price remains $575,000.00

State of Missouri
County of St. Louis

On June 22, 2016, before me, the undersigned, a notary public in and for said county and state, personally appeared Charles H. Poole, Sr., as Co-Trustee of the Poole Tennessee Gap Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Cheri Hayes
Notary Public

My commission expires: 1/26/2018

CHERI HAYES
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 13830493
My Commission Expires January 26, 2018

State of Missouri
County of St. Louis

On June 22, 2016, before me, the undersigned, a notary public in and for said county and state, personally appeared Patricia Dian, Volkmer as Co-Trustee of the Poole Tennessee Gap Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Cheri Hayes
Notary Public

My commission expires: 1/26/2018

CHERI HAYES
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 13830493
My Commission Expires January 26, 2018