WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/16 09:14 2 pgs
Fees:13.00 Taxes:203.50
20160728-0077574

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

16-07-012

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of July, 2016

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CHARLOTTE D. HOLT	" NEW OWNER "	014-00-0
(NAME) 503 Barbara Drive	(NAME)	001.00
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TROY MICHAEL POOLE AND WIFE, REBA JEAN POOLE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLOTTE D. HOLT, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A TRACT of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made by J.P. Gallaher, Surveyor of Ashland City, Tennessee, dated August 24, 1960, as follows:

BEGINNING at a point in the center line of Harper Road at the southeast corner of the Binkley tract; thence with the center of said road, South 15-1/2° West 20-2/5 poles; thence leaving said road along Poole's new line, North 72° West 45.2 poles to a point in the East line of the Bracey Tract; thence with the East line of the same, North 2° East 8.6 poles to a point in Binkley's line; thence with his line, South 87° East 47 1/5 poles to the point of beginning.

BEING all the same property conveyed to TROY MICHAEL POOLE, AND WIFE, REBA JEAN POOLE, by deed from MARY ANN CHANDLER, DONNA ELLITHORPE, LINDA G. CURRAY, TERESA NELSON, CHEREE LOGAN, AND RICHARD ELLITHORPE, THE SOLE HEIRS AT LAW OF GEORGE IRVING ELLITHORPE, of record in Instrument No. 20150206-0011485, Register's Office for Davidson Count, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **7389 Harper Road, Joelton, TN, 37080.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with 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 is 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 successors 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 WHEREOF, our hands, this 27th day of July, 2016.

TROY MICHAEL POOLE

REBA JEAN POOLE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TROY MICHAEL POOLE AND WIFE, REBA JEAN POOLE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2016.

My Commission Expires: 11/5/19

Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Susan B. Evans

DEE FILLER KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Susan B. Evans who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public