BILL GARRETT, Davidson County
Trans:T20160092174 DEEDWARR
Recvd: 10/19/16 09:13 2 pgs
Fees:13.00 Taxes:462.50
20161019-0110307

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Emily Jones
Affiant

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2016

Notary Public
Commission Expires: 6-19-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew L. Poe 4505 Harding Pike Nashville, TN 37205	N/W owner	116-03-0A-035.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robert E. Marvel,, III and Sarah E. Marvel, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew L. Poe, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws, of record in Book 4710, page 901, as amended in Book 4798, page 813, Register's Office for said County, said premises being more particularly described as follows:

Being Unit No. 24W of said project as shown on the Plan of record in Plat Book 4460, Page 189, as corrected in Book 4728, page 756 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and undivided 1.45720% interest appurtenant to the Unit in said in all common elements of said project as described in said Declaration.

Being the same property conveyed to Robert E. Marvel, III and Sarah E. Marvel, husband and wife by Warranty deed from Allison McGlothin, an unmarried woman of record in Instrument No. 20130416-0037982 Register's Office for Davidson County, Tennessee, dated April 15, 2013 and recorded on April 16, 2013. (Value of consideration shown in aforementioned deed $100,000.00.) Being also known as 4505 Harding Pike Nashville, Tennessee 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4505 Harding Pike, 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 and assigns forever; and we so 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 heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of October, 2016.

By Donna Nunan
Robert E. Marvel III Attorney in Fact
Robert E. Marvel, III by Donna Nunan, Attorney in Fact

Sarah E Marvel By Donna Nunan Attorney in Fact
Sarah E. Marvel by Donna Nunan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 17th day of October, 2016 before me personally appeared **Donna Nunan** to me known to be the person who executed the foregoing instrument in behalf of **Robert E. Marvel, III,** as Attorney in Fact and who acknowledged that he executed the same as the free act deed of said **Robert E. Marvel, III.**

Witness my hand and official seal at Davidson, Tennessee this 17th day of October, 2016.

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON
(Notary Seal)

Notary Public
My Commission Expires: 4-10-18

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 17th day of October, 2016 before me personally appeared **Donna Nunan** to me known to be the person who executed the foregoing instrument in behalf of **Sarah E. Marvel,** as Attorney in Fact and who acknowledged that she executed the same as the free act deed of said **Sarah E. Marvel.**

Witness my hand and official seal at Davidson, Tennessee this 17th day of October, 2016.

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON
(Notary Seal)

Notary Public
My Commission Expires: 4-10-18