Davidson County	DEEDWARR
Recvd: 12/12/16 11:07	3 pgs
Fees:18.00 Taxes:466.20	
20161212-0129865	

WARRANTY DEED

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

HND-166755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Leonard Burnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-6-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Leonard H. Burnett	Mortgage Research Center, LLC	033 00 0 027.00
(NAME)	(NAME)	
1134 Campbell Road	1400 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Six Thousand And No/100 Dollars ($126,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charles E. Poll and Susan H. Poll, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leonard H. Burnett, an unmarried man**, 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:

BEGINNING at an existing concrete monument located in the Northerly right of way margin of Campbell Road (having a 50 foot right of way) approximately 845 feet West of Dickerson Pike (also known as Us 31 West, US 41) marking the Southwest corner of Lot 63 on the Plan of Echo Hill Estates, Section One, of record in Plat Book 6900, page 634, Register's Office for said county, and the southeast corner of this tract; thence with the Northerly margin of Campbell road, North 86° 59' 52" West 17.60 feet to an existing iron pin; thence North 86° 39' 34" West, 63.84 feet to an existing iron pin; thence North 86° 21' 18" West, 8.0 feet to an existing concrete monument, the southeast corner of Lot 64 of said Plan and the Southwest corner of this tract; thence leaving said Northerly margin along the East line of Lot 64, North 3° 10' 44" East, 149.60 feet to an existing concrete monument in the South line of that property owned by Echo Hill Joint Venture of record in Deed Book 7489, page 982, for said County, the Northeast corner of Lot 64 and the Northwest corner of this tract; thence with said south line, south 86° 47' 13"East, 14.62 feet to a point; thence South 85° 25' 23" East, 50.07 feet to a point; southeast corner of said Echo Hill Joint Venture property and the Southwest corner of a second tract of land owned by Echo Hill Joint Venture of record in Deed Book 7489, page 976, for said County; thence with the south line of said second tract, South 88° 39'

16" East, 22.80 feet to an existing concrete monument, the Northwest corner of Lot 63 of said Echo Hill Estates, Section One and the Northeast corner of this tract; thence with the West line of Lot 63, south 2° 55' 15" West, 149.29 feet to the point of beginning, containing 13,196 square feet, more or less.

Being the same property conveyed to Lowell M. Wallace, Jr., an unmarried man and Bonnie B. McDowell, an unmarried woman by Warranty Deed from James Roberts dated November 16, 2009 and recorded November 25, 2009 as Instrument No. 20091125-0108560, in the said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charles E. and Susan H. Poll, husband and wife by Warranty Deed from Lowell M. Wallace, Jr., an unmarried man and Bonnie B. McDowell, an unmarried woman dated March 12, 2015 and recorded March 17, 2015 as Instrument No. 20150317-0022746, in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1134 Campbell Road, Goodlettsville, TN 37072

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 do covenant with the said Grantees that we are lawfully seized 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; 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 our hands this 1 day of December, 2016

Charles E Poll by [signature] as attorney in fact
Charles E. Poll by Susan H. Poll, as Attorney in Fact

[signature]
Susan H. Poll

File Number: HND-166755FC

STATE OF TENNESSEE

COUNTY OF SUMNER

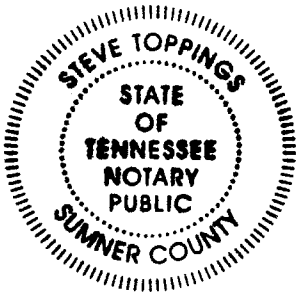
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Susan H. Poll, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of December, 2016.

Notary Public

My Commission Expires: February 6, 2017

(SEAL)



STATE OF TENNESSEE

COUNTY OF SUMNER

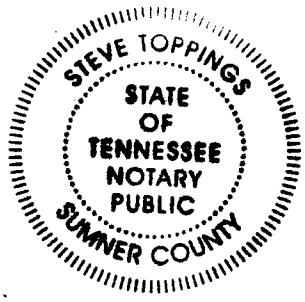
Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Susan H. Poll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Charles E. Poll, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Charles E. Poll, for the purposes therein contained, by virtue of a Power of Attorney, duly executed and appearing of record in Record Instrument No. 20161212-0129864, said Register's Office.

Witness my hand and official seal, this the 1st day of December, 2016.

Notary Public

My Commission Expires: February 6, 2017

(SEAL)



True Copy Certification

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

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018



File Number: HND-166755FC