# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170016379 DEEDWARR
Recvd: 02/24/17 11:36 2 pgs
Fees:13.00 Taxes:1468.90
20170224-0018615

J-VRES-17-1126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Samuel O. Poole, III and Holly D. Hancock** | **Franklin American Mortgage Company** | |
| (NAME) | (NAME) | |
| **1126 Eastdale Ave.** | **6100 TOWER CIRCLE** | **061-11-0-199.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | **Franklin, TN 37067** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DECADIE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL O. POOLE, III AND HOLLY D. HANCOCK, HUSBAND AMD WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 131 on the Plan of Eastdale Place, a Subdivision of Part of Lot No. 4 of record in Plat Book 547, Page(s) 29 and 30, in the Register's Office for Davidson County, Tennessee, described according to a survey made by Lewis R. Mefford, Jr., Surveyor, December 28, 1960, as follows:

Beginning on the Southerly margin of Eastdale Avenue at the corner of Lots Numbers 131 and 132; thence with a line between said two lots South 15 degrees 20' West 170 feet; thence North 15 degrees 08' West 78.89 feet; thence North 15 degrees 20' East 130 feet to the Southerly margin of Eastdale Avenue; thence with the margin of the same South 74 degrees 40' East 68 feet to the beginning.

Being the same property conveyed to Richard Del Carlo, Valerie Del Carlo and Marshall McVeigh, as tenants in common, by Warranty Deed from Homefront Property Solutions, LLC, a Tennessee limited liability company, of record in Instrument No. 20161205-0127337, Register's Office for Davidson County, Tennessee, dated November 29, 2016 and recorded on December 5, 2016.

Being the same property conveyed to Decadie, LLC by Quitclaim Deed from Richard Del Carlo, Valerie Del Carlo and Marshall McVeigh, as tenants in common, of record in Instrument No. 20161222-0134750, Register's Office for Davidson County, Tennessee, dated December 17, 2016 and recorded on December 22, 2016.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page(s) 29 and 30, Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easement of record in Book 4277, Page 920, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1126 Eastdale Ave. , Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22 DAY OF FEBRUARY, 2017.

Decadie, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of Decadie, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of February, 2017.

_____
Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212