Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County	DEEDWARR
Recvd: 03/15/17 14:32	3 pgs
Fees:18.00 Taxes:185.00	
20170315-0025470	

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Michael Woodard
Affiant

Subscribed and sworn to before me, this 15th day of March 2017.

Notary Public
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Woodard 135 Piedmont Ave Nashville TN 37216	Same	042 16 0 066.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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 Robert D. Poole and Gloria M. Poole, Trustees of Poole Family Trust Established August 26 2014 hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael Woodard, unmarried hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 on the Plan of the Subdivision of the N.V. Cox Home Place as of record in Plat Book 3 Page 24 Chancery Court and described according to a copy of a survey thereof made by William Collier Parish Associates Civil Engineers August 22, 1959 as follows:

Said Lot No. 5 fronts 50 feet on the westerly side of the Douglas Street and runs back between lines 214 feet, more or less on the north line and 217.5 feet on the southerly line to a dead line on which is measure 50 feet.

Being the same property conveyed to Robert D. Poole and Gloria M Poole Trustees of the Poole Family Trust dated August 26, 2014 by deed from Robert D. Poole and Gloria M Poole of record in Instrument No. 20151109-0113700 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Subdivision of the N.V. Cox Home Place as of record in Plat Book 3 Page 24 Chancery Court 3) Right of Way for Highway Purposes to Metropolitan Government of Nashville and Davidson County of record in 4854 Page 496

This property is improved property known as 116 Douglas Street, Madison, Tennessee 37115-0000

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of March, 2017.

Poole Family Trust

By: _____
Robert D. Poole, Trustee

By: _____
Gloria M. Poole, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Robert D. Poole and Gloria M. Poole , with whom I am personally acquainted, and who acknowledged themselves to be the Trustees of Poole Family Trust the within named bargainor, and as such Trustees being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Poole Family Trust.

Witness my hand, at office, this 15th day of March 2017.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
my Comm Ex 2/25/19

File No. 9929

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY