WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170033859 DEEDWARR
Recvd: 04/21/17 13:54 3 pgs
Fees:18.00 Taxes:943.50
20170421-0039441

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00.

SR

Affiant

Subscribed and sworn to me on April 17, 2017.

NOTARY PUBLIC

My Commission Expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 03, 2018

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30368SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lois Evon Poole 8220 Victory Trail Brentwood, TN 37027	Same Address as New Owner	090-12-0-061.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin Weldon, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Lois Evon Poole, married, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See attached Exhibit "A"

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on plan of record in Book 2663, page 71, Register's Office for Davidson County, Tennessee.
3. Matters shown on plan of record in Book 2663, page 71, Register's Office for Davidson County, Tennessee.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6425 Henry Ford Dr., Nashville, TN 37209.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 17th day of April, 2017.

Kevin Weldon

Kevin Weldon

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Kevin Weldon to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 17, 2017.

NOTARY PUBLIC

My Commission Expires: 7-3-2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

See attached Exhibit "A"

Land in Davidson County, Tennessee, being Lot(s) 238, as shown on the map entitled the plan of Charlotte Park, Section IV, of record in Book 2663, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin Weldon, unmarried, by Warranty Deed from Barbara Sue Taylor and Suzanne Trotter, as Tenants in Common, dated October 31, 2007, filed for record on November 5, 2007, in Instrument No. 20071105-0130309, in the Register's Office for Davidson County, Tennessee.