WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170043047 DEEDWARR
Recvd: 05/22/17 08:42 2 pgs
Fees: 13.00 Taxes: 999.00

20170522-0050228

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14 DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8962 HOLEMAN JV L

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
James N. Holeman and Dorothy Slate Holeman	New Owner	086-04-0-A-047.00 CO
4348 OAKCREST LANE		
Hermitage, TN 37076		

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

RICHARD A. POIRIER AND IRENE C. POIRIER, TRUSTEES OF THE REVOCABLE POIRIER FAMILY TRUST, DATED OCTOBER 13, 1997

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO: JAMES N. HOLEMAN, JR. AND DOROTHY S. HOLEMAN JOINT REVOCABLE LIVING TRUST, DATED JANUARY 15, 1998

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4348 OAKCREST LANE, Hermitage, TN 37076

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/or 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/or 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 its hand on the 5th day of May, 2017.

The Revocable Poirier Family Trust, dated October 13, 1997

BY: Richard A Poirier Trustee
Richard A. Poirier, Trustee

BY: Irene C Poirier Trustee
Irene C. Poirier, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Richard A. Poirier and Irene C. Poirier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of THE REVOCABLE POIRIER FAMILY TRUST, DATED OCTOBER 13, 1997, the within named barganor, a Trust, and that Richard A. Poirier and Irene C. Poirier, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Hermitage (city), Tn (state), this 5 day of May, 2017.

Notary Public: Jennifer E Parker

My Commission Expires: 05/08/2018

JENNIFER E PARKERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 32 on the plan of Oakcrest, Phase 2A, of record in Plat Book 6900, Page 881, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Richard A. Poirier and wife, Irene C. Poirier to Richard A. Poirier and Irene C. Poirier, Trustees, or their successors in trust, under the revocable Poirier Family Living Trust, dated October 13, 1997, and any amendments thereto as recorded on the 29th day of October, 1997 in Deed Book 10663, Page 401 and Deed from Robert W. Menees and wife, Kirra L. Menees to Richard A. Poirier and wife, Irene C. Poirier as recorded on the 2nd day of June, 1992 in Deed Book 8640, Page 757, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6900, Page(s) 384, Plat Book 7900, Page 250 and Plat Book 6900, Page 881, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7308, Page 874 and Book 8277, Page 830, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded in Book 7589, Page 20.

f. Easement for Sewer, recorded in Book 7233, Page 802.

g. Easement for Stormwater Detention, recorded in Book 7233, Page 802.

h. Conveyance to Homeowners Association recorded in Book 7665, Page 798.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.