*Record 1st

This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

BILL GARRETT, Davidson County
Trans:T20170045383 DEEDWARR
Recvd: 05/30/17 09:27 3 pgs
Fees:17.00 Taxes:0.00
20170530-0053108

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JUSTIN R. POFF CLAIR S. POFF 2702 Westwood Ave. Nashville, TN 37212	PNC Mortgage 3232 Newmark Drive Miamisburg, OH 45342	104-15-0-294.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Julia Ellis
AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2017

Sworn to and subscribed before me this March 24, 2017.

Notary Public

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JUSTIN RHETT POFF, who is one and same as JUSTIN R. POFF, and CLAIR H. SPIVEY, who is one and the same as CLAIR S. POFF, as tenants in common with the right of survivorship hereby, for the express purpose of creating tenants by the entireties, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JUSTIN R. POFF and CLAIR S. POFF, Husband and Wife.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 March 24, 2017.

By: _____
JUSTIN RHETT POFF

_____
CLAIR H. SPIVEY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUSTIN RHETT POFF and CLAIR H. SPIVEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this March 24, 2017.

_____
NOTARY PUBLIC

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2017

My Commission Expires: _____

Exhibit A

Property Description

Said property is described to wit:

> Land in Davidson County, Tennessee, being the West 50 feet on the East 100 feet of the South half of Lot No. 35 on the Plan of Bel Air of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee.
>
> Said part of said lot fronts 50 feet on the North side of Westwood and runs back between parallel lines 192 feed to a dead line.

Being the same property conveyed to Justin Rhett Poff, unmarried, and Clair H. Spivey, unmarried, as Tenants in Common with the Right of Survivorship, by Warranty Deed from Dyer Anthony Matlock, Trustee of the Lucile Short Matlock Living Trust for Dyer Anthony Matlock, Clara Jean Rice, Nina Kay Smith and Contingent Alternate Beneficiaries, U/A dated June 19, 2009, Devisee under the Last Will and Testament of Lucile Short Matlock, filed in Docket No. 12P646, Seventh Circuit Court of Davidson County, Tennessee, Probate Court, in Instrument No. 20130221-0017188, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to a) all and subsequent property taxes, which are assumed by the grantees herein; b) instruments of record in Plat Book 332, Page 6, said Register's Office, and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 2702 Westwood Avenue, Nashville, TN 37212.