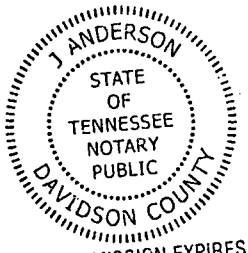
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day July of 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170065936 DEEDWARR
Recvd: 08/01/17 12:38 2 pgs
Fees: 13.00 Taxes: 2775.00

20170801-0078006

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jason D. Poling and Charlotte Poling		132 02 0 005.00
(NAME)	(NAME)	
3913 Crestridge Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Fifty Thousand And No/100 Dollars ($750,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kimberly D. Bell and Joseph E. Schultheis, wife and husband,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason D. Poling and Charlotte Poling**, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Brookhaven Estates, of record in Book 1835, pages 49, 50 and 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly D. Bell, unmarried by Warranty Deed from Rhonda Davis, a single woman dated June 20, 2011 and recorded June 28, 2011 as Instrument No. 201106280049279, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kimberly D. Bell and Joseph E. Schultheis, joint tenants with right of survivorship by Quit Claim Deed from William T. Smith, Trustee dated June 11, 2014 and recorded June 16, 2014 as Instrument No. 201406160052235, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.
File Number: NAT-173548SSO

unimproved ☐

This is improved ☒ property, known as 3913 Crestridge Drive, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; 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 Grantees, 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 our hands this 12 day of July, 2017

Kimberly D. Bell

Joseph E. Schultheis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

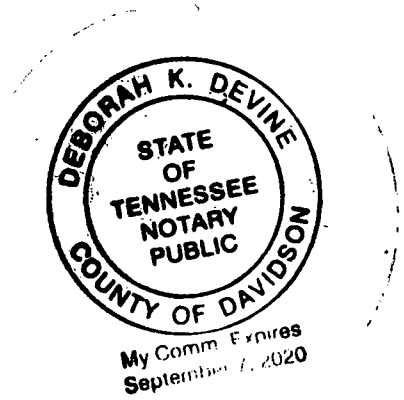
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kimberly D. Bell and Joseph E. Schultheis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2017.

Notary Public

My Commission Expires: September 7, 2020

(SEAL)



File Number: NAT-173548SSO