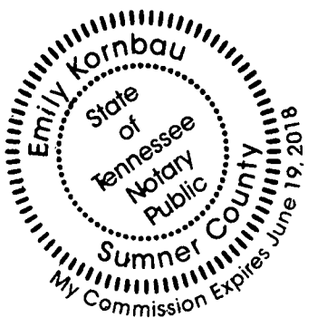
BILL GARRETT, Davidson County
Trans:T20170072443 DEEDWARR
Recvd: 08/21/17 15:47 2 pgs
Fees:13.00 Taxes:4717.50
20170821-0085784

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00. Affiant Subscribed and sworn to before me, this the 11th day of August, 2017. Notary Public My commission expires: 6/19/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Justin Rhett Poff Claire Spivey Poff	new owner	
3205 Overlook Dr.		104-10-0-160.00
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SCOTT GRIFFITH EVANS, MARRIED*,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN RHETT POFF AND CLAIRE SPIVEY POFF, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 199 on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described to a survey made by Earle Drake, County Surveyor, dated October 10, 1930, as follows:

Beginning at a point in the Southerly margin of Overlook Drive at the common corner of Lots 198 and 199; thence with the line between said lots Southeasterly 180.0 feet to a point in the North line of Lot 202; thence with the line of Lots 202 and 199 Easterly 70.0 feet to a corner of Lots 199 and 200; thence with the line between said lots in a Northwesterly direction 180.0 feet to a point in the Southerly margin of Overlook Drive; thence with said Drive in a Southwesterly direction 70.0 feet to the beginning.

Being the same property conveyed to Timothy R. Myers and wife, Arabella B. Myers by Warranty Deed from James E. Harrell and wife, Julie K. Harrell of record in Instrument No. 20020801-0092516 Register's Office for Davidson County, Tennessee, dated July 30, 2002 and recorded on August 1, 2002.

Being the same property conveyed to Scott Griffith Evans by Warranty deed from Timothy Myers and Arabella Myers, husband and wife of record in Instrument No. 20150924-0097413 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on September 24, 2015.

*Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3205 Overlook Dr., Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of August, 2017.

Scott Griffith Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott Griffith Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of August, 2017.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021