Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1711540

Bill Garrett Davidson County
Batch# 39437 DEEDWARR
12/19/2017 11:51:59 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20171219-0129178

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 2017.

Notary Public
My Commission Expires: 01/17/21

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires January 17, 2021

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Amanda Poe and Glendon Poe	FirstBank	011000042.00
3381 Freeman Hollow Rd	318 Seaboard Ln Ste 205	
Goodlettsville, TN 37072	Franklin, TN 37067	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter L. Morelock Jr., unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Amanda Poe and Glendon Poe, wife and husband, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in the 10th (formerly the 20th) Civil District of Davidson County, Tennessee, being a part of a tract known as the H.S. Freeman Lands, and shown on plan of record in Book 332, page 58, Register's Office for said County, and being known as Tract No. 1 on the Map of Subdivision of said tract of the Freeman Heirs, and described according to a copy of a survey thereof made by L.N. Petty, Surveyor, on September 25, 1957, as follows:

Beginning at a point in the center line of Freeman Road as established by deed to Davidson County as of record in Book 2445, page 438, said point being in the line between this property and the patton Farm, running thence South 41 deg. 15' West 357 feet to a point in the center line of said Freeman Road; thence North 20 deg. 30' West 592 feet with the line between Tract No. 1 and Tract No. 2 to a point; thence South 80 deg. 30' East 600 feet to a point; thence South 3 deg. 0' West 50 feet to the point of beginning, containing 3.63 acres.

There is INCLUDED in this description but EXCLUDED from this conveyance is the following described property:

Beginning at a point in the center line of the Freeman Road as established by deed to Davidson County as of record in Book 2445, Page 438, said point being in the line between this property and the Patton Farm, running South 41 deg. 15' West 275 feet to a point; thence South 80 deg. 30' East 285.5 feet to a point; thence South 3 deg. West 50 feet to the beginning, containing 0.63 acres, more or less.

Being the same property conveyed to Walter L. Morelock Jr., by Warranty Deed, from Ronald L. Brown and wife, Sandra R. Brown, dated August 28, 2006, of record in Instrument No. 20060914-0013862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___unimproved property known as 3381 Freeman Hollow Rd, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of December, 2017.

Walter L. Morelock Jr.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Walter L. Morelock Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 15th day of December, 2017.

Notary Public at Large
My Commission Expires: 01/17/21

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
January 17, 2021