Bill Garrett Davidson County
Batch# 70496 DEEDWARR
03/19/2018 10:49:33 AM 2 pgs
Fees: $13.00 Taxes: $0.37

20180319-0025536

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $100.00.

Affiant

Subscribed and sworn before me this the 13th day of March, 2018.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Phillip Poynor & Mike Rozenboom 5407 Pennsylvania Ave, Lot 1314 Nashville, TN 37209	Mike Rozenboom 3615 Coles Branch Dr. Antioch, TN 37013	PART OF 091-06-0 213.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN M. MABRY, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PHILLIP POYNOR, MARRIED AND MIKE ROZENBOOM, MARRIED, TENANTS IN COMMON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1314 of Block 35 plan no. 2 West Nashville, as of record in Book 57, page 172, Register's Office, Davidson County, Tennessee.

Said lot fronts 25 feet on the southerly side of Pennsylvania Avenue and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to John M. Mabry by Quitclaim deed from Julie A. Medlin, Executrix of the Estate of Sarah M. Ragsdale, of record in Instrument No. 20180319-0025535, said Register's Office.

Also being a portion of the same property conveyed to John M. Mabry by Quitclaim deed from Julie A. Medlin, Executrix of the Estate of Sarah M. Ragsdale, dated 02/28/2005, of record in Instrument No. 20050308-0025664, said Register's Office.

Also being a portion of the same property conveyed to Sarah Marie Ragsdale by deed from Wayne D. Ragsdale of record in Book 8169, page 907, Register's Office for said County. The said Sarah Marie Ragsdale now being deceased – Probate No. 04P1290.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5407 Pennsylvania Ave, Lot 1314, Nashville, TN 37209.

JMM

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 13th day of March, 2018.

John M. Mabry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John M. Mabry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March, 2018.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY