NEW OWNER:
SEAN MCKINNIS
604 CLAYBORNE COURT
NASHVILLE, TN 37215

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0555

Map & Parcel No: 07213022100

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 88956 **DEEDWARR**
05/04/2018 04:13:28 PM 3 pgs
Fees: $18.00 Taxes: $647.50

20180504-0043087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Five Thousand and 00/100 Dollars ($175,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CAROLYN POOLE** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SEAN MCKINNIS**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 183 on the Plan of Trevecca Subdivision of Renraw, as shown on the plat of the same of record in Plat Book 421, Pages 72 and 73, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to EDWARD O. POOLE and wife, CAROLYN POOLE by Quitclaim Deed from Thomas E. Hand, unmarried, dated August 15, 2011, and of record in Instrument No. 20110816-0063072, Register's Office for DAVIDSON County, Tennessee. Edward O. Poole and Carolyn Poole remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Edward O. Poole; therefore, Carolyn Poole is the surviving tenant by the entirety to the property herein.

THIS IS IMPROVED PROPERTY which has the address of **946 STROUSE AVENUE, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 421, Page 72 and Plat Book 421, Page 73, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of May, 2018.

Carolyn Poole
CAROLYN POOLE

STATE OF TENNESSEE

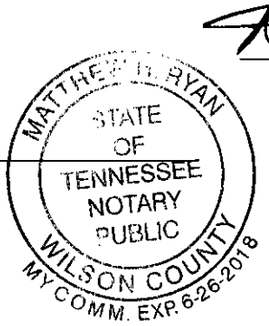
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CAROLYN POOLE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of May, 2018.

NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$175,000.00** .

AFFIANT

Sworn to and subscribed to before me this 1st day of May, 2018.

NOTARY PUBLIC

My commission expires: 