Return to:
Advantage Title + Escrow Company
3325 Aspen Grove Dr., Ste. 104
Franklin, TN 37067

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2018

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: August 16, 2020

(AFFIX SEAL)

#13195

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip Poynor and Bradley Barrett	Phillip Poynor and Bradley Barrett	Part of 044-05-0-168.00
(NAME)	(NAME)	Bill Garrett Davidson County
1025 Proud Eagle Drive	1025 Proud Eagle Drive	Batch# 105544 DEEDWARR
(ADDRESS)	(ADDRESS)	06/18/2018 10:28:59 AM 2 pgs
Eagleville TN 37060	Eagleville TN 37060	Fees: $13.00 Taxes: $0.37
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180618-0058202

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gordon H. Thompson, a married man and Preston Lohmeyer, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Phillip Poynor and Bradley Barrett, joint tenants with rights of survivorship,** 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. 4 on the Plan of Hadley Subdivision, of record in Book 547, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Gordon H. Thompson and Preston Lohmeyer by Warranty Deed dated 08/31/2015 from William R. White, unmarried of record in Official Records Instrument No. 201509040090297, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Gordon H. Thompson by Preston Lohmeyer as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20180618-0058200, in the Register's Office for Davidson County, Tennessee.

This property is not the homestead or current residence of the grantors or their spouses.
Subject to all easements, restrictions and rights of way of record.

This is improved ☑property, known as 302 Ensley Ave., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hands this 15th day of June, 2018.

Gordon H. Thompson
By Preston Lohmeyer, Attorney-In-Fact for Gordon H. Thompson

Preston Lohmeyer

State of Tennessee
County of Williamson

Personally appeared before me Preston Lohmeyer as Attorney-In-Fact for Gordon H. Thompson and Preston Lohmeyer, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2018.

Notary Public: Kelly Greene Elrod
My Commission Expires: August 16, 2020

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

File No.: 18-7544