Warranty Deed

Bill Garrett Davidson County
Batch# 112579 **DEEDWARR**
07/05/2018 08:26:52 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180705-0064829

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2018.

Notary Public

My commission expires: 07/06/20

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Poorman Corrine Poorman	new owners	
1023 Mansfield Avenue		083-05-0-162.00
Nashville, TN 37206		

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, **VALERIE S. PLATT AND ADAM R. PLATT, WIFE AND HUSBAND AND ROBERT P. PLATT, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL POORMAN AND CORRINE POORMAN, 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: AN4

Land in Davidson County, Tennessee, being the Southerly 150 feet of Lot No.8 on the plan of the D. H. Bailey property, a plan of which is of record in Book 421, Page 65. Register's Office of Davidson County, Tennessee, and described as follows:

Beginning on the Northerly margin of Mansfield Avenue at the corner of Lots Nos. 7 and 8 on said plan; thence Northwardly with the line between said two Lots 150 feet to the Southerly margin of an alley; thence Westwardly with said alley 50 feet to the Easterly line of Lot No. 9; thence with said alley 50 feet to the Easterly line of Lot No. 9; thence with said line Southwardly 150 feet to the Northerly line of said Avenue; thence with the Northerly margin of said Avenue Eastwardly 50 feet to the beginning.

Being the same property conveyed to Valerie S. Rhodes, unmarried woman and Adam R. Platt, unmarried man, as joint tenants with common law rights of survivorship by Warranty deed from Tim's Properties, G.P., a Tennessee General Partnership, composed of Jill R. Block a/k/a Jill Rochlitz Block, William D. Block and Timothy M. Kenefick of record in Instrument No. 20110825-0065884 Register's Office for Davidson County, Tennessee, dated August 24, 2011 and recorded on August 25, 2011.

Being the same property conveyed to Valerie S. Platt and Adam R. Platt, wife and husband and Robert P. Platt, as tenants in common with rights of survivorship by Quitclaim deed from Valerie S. Platt (formerly known as Valerie S. Rhodes) and Adam R. Platt, wife and husband of record in Instrument No. 20170315-0025176 Register's Office for Davidson County, Tennessee, dated December 21, 2016 and recorded on March 15, 2017.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 6-1065-18-1023

**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 as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

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.

The address of the herein described property is believed to be 1023 Mansfield Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 28th day of June, 2018.

Valerie S. Platt

Valerie S. Platt

Adam R. Platt

Adam R. Platt

Robert P. Platt by Adam R. Platt as Attorney in Fact

Robert P. Platt by Adam R. Platt,
Attorney in Fact

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 Valerie S. Platt and Adam R. Platt, 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.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2018

Witness my hand and seal this 28th day of June, 2018.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2018, before me personally appeared Adam R. Platt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert P. Platt as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Robert P. Platt.

Witness my hand and seal this 28th day of June, 2018.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission 2018

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18