Box 14
G31235-4

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Tri-State Title, LLC
7842 Farmington Blvd.
Germantown, TN 38138

Karen Y Johnson Davidson County
Batch# 151060 DEEDWARR
10/12/2018 10:13:03 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00

20181012-0101349

THIS INDENTURE, made and entered into as of the **11th day of October, 2018** by and between:

Patrick J. Poe and wife, Patricia F. Poe, (hereinafter "Grantor"); and

Lewis S. Agnew, Jr. and wife, Kathryn R. Agnew (hereinafter "Grantee")

WITNESSETH, that for and in consideration of Ten Dollars ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee, the following described real property, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the aforesaid real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that they are lawfully seized and possessed of said real property in fee simple, that they have full right and lawful authority to sell and convey the same; that the same is unencumbered except for:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR EXCEPTIONS

and that title and quiet possession thereto, Grantor shall warrant and forever defend against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" as used herein shall be "Grantors" or "Grantees" if more than one person or entity be referred to and pronouns shall be construed according to their proper gender and number according to the context hereof.

Witness the signature of the Grantor the day and year first above written.

Patrick J. Poe Patricia F. Poe

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned Notary Public of said County and State, **Patrick J. Poe** and **Patricia F. Poe**, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 11th day of October, 2018.

Notary Public

My Commission Expires:

CATHY M. POE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. NOV. 16, 2020

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2018.

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

RECORDING DATA

Name/Address of Property Owners:	Send Tax Bills To:	Map Parcel Numbers
Lewis S. Agnew, Jr. and wife, Kathryn R. Agnew 1200 Vintage Place Nashville, TN 32715	**Truxton Trust Company** **4525 Harding Road, Ste 300** **Nashville, TN 37205**	145-05-0-020-00
Improved Property: Yes: ☑ No: ☐	Property commonly known and numbered as: 1200 Vintage Place Nashville, TN 37215	
Return to: **Attorneys Title Company, Inc.**		

20186335

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Vintage Place, of record in Book 4460, Page 148, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor by deed of record at Book 9171, Page 964, in the Register's Office of DavidsonCounty, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements as shown on Plan of record at Book 4460, Page 148, in the Register's Office of Davidson County, Tennessee; also subject to Restrictions of record at Book 4704, Page 991, in said Register's Office; also subject to Davidson County taxes for the year 2019 and subsequent years which are not yet due and payable.