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 $319,900.00.

Affiant

Subscribed and sworn before me this the 23rd day of September, 2019.

Notary Public
My commission expires: 3/31/20

TONJA COX
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 290762 DEEDWARR
09/25/2019 09:08:30 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20190925-0097280

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Carlos E. Barreto 3417 Turfway Lane Nashville, TN 37013	New Owner Carlos E. Barreto 3417 Turfway Lane Nashville, TN 37013	173-10-0A 130.00

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, STEVEN T. POLAND AND COURTNEY B. POLAND, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CARLOS BARRETO, A MARRIED MAN, 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. 96 on the Plan of Barnes Bend Estates, Phase 2, Section 2 of record in Plat at Instrument No. 20120816-0073613, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen T. Poland and Courtney B. Poland, husband and wife, by deed from Christopher R. Baumgartner, a married man, dated 06/21/2016, of record in Instrument No. 20160623-0064247, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED UNIMPROVED PROPERTY KNOWN AS 3417 Turfway Lane, Nashville, TN 37013.

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.

CBP
STP by CBP, AIF

Witness my hand this the 20th day of September, 2019.

Steven T. Poland by Courtney B. Poland, his attorney in fact.

Steven T. Poland
BY: Courtney B. Poland as Attorney-in-Fact

Courtney B. Poland

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of September, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Courtney B. Poland with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven T. Poland, by Specific Power of Attorney dated August 8, 2019, and who acknowledged that he executed the same as the free act and deed of Steven T. Poland.

Witness my hand and official seal this 20th day of September, 2019.

My Commission Expires:

9-6-22

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
BENJAMIN SEAMON
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Courtney B. Poland, 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 20th day of September, 2019.

My commission expires:

9-6-22

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
BENJAMIN SEAMON
DAVIDSON COUNTY