WARRANTY DEED

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

G-VRES-19-305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $857,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wallace Butts Wetherbee	New Owner	
(NAME)	(NAME)	
305 32nd Ave S.	103 Brighton Close	**104-06-0-202.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN M. POORE, JR. AND PENNY S. POORE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WALLACE BUTTS WETHERBEE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 25 on the Plan of Plan of The Bransford Realty Company West End Avenue Place of record in Plat Book 332, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25 adjoins Lot No. 24 and fronts 50 feet on the Southwest side of 32nd Avenue South and extends back in a Southwesterly direction between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to John M. Poore Jr. and Penny S. Poore, husband and wife by Warranty deed from Paul W. McGaughy, III, unmarried of record in Instrument No. 20151125-0119650 Register's Office for Davidson County, Tennessee, dated November 24, 2015 and recorded on November 25, 2015.

Power of Attorney for John M. Poore of record in Instrument No. 201912110127880 **, Register's Office for Davidson County, TN.**

Power of Attorney for Penny S. Poore of record in Instrument No. 201912110127879 **, Register's Office for Davidson County, TN.**

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 15, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20090805-0073292 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **305 32nd Ave S., Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 328205 DEEDWARR
12/11/2019 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $3,173.49
20191211-0127881

Witness my/our hand(s) this the 5th DAY OF DECEMBER, 2019.

John M. Poore, Jr. by Kate Nyquist, Attorney in Fact
John M. Poore, Jr. by Kate Nyquist,
Attorney in Fact

Penny S. Poore by Kate Nyquist, Attorney in Fact
Penny S. Poore by Kate Nyquist
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, 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 JOHN M. POORE, JR. AND PENNY S. POORE, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN M. POORE, JR. AND PENNY S. POORE.

Witness my hand and official seal, this the 5th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AGL-19-305-33

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

