Karen Johnson Davidson County
Batch# 368078 DEEDWARR
03/05/2020 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20200305-0024947

Warranty Deed

KRISTA R. MCREE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HICKMAN	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $265,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of March, 2020. Notary Public My commission expires: 01/31/2023

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:
Phoebe Lynn Pinherio	Guaranty Home Mortgage Corp.	147-15-0-138.00
538 Highcrest Drive	503 N. Maple St.	
Nashville, TN 37211	Murfreesboro, TN 37129	

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, **DREW POULOS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHOEBE LYNN PINHEIRO ,UNMARRIED**, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Re-Division of Lots 66, 68 & 70 Whispering Hills, Section 1 of record in Plat at Instrument No. 20031023-0156758, 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 Drew Poulos by Warranty deed from Gerald E. Price and Patricia E. Price, husband and wife of record in Instrument No. 20150828-0087539 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on August 28, 2015.

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 538 Highcrest Drive, Nashville, TN 37211, 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 3rd day of March, 2020.

Drew Poulos by William Reynolds, Attorney in fact

Drew Poulos BY WILLIAM REYNOLDS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

* BY WILLIAM REYNOLDS, ATTORNEY IN FACT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Drew Poulos, 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.

Witness my hand and seal this 3rd day of March, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Krista McRee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Krista McRee
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie L Ivey
Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY