Karen Johnson Davidson County
Batch# 411091 DEEDWARR
06/05/2020 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20200605-0058205

Name and Address of New Owner:
Brian Pouliot and Brianna Pouliot
1356 Greenland Avenue
Nashville, TN 37216

Send Tax Bills To: LOANDEPOT.COM LLC. 4800 N SCOTTSDALE RD STE 3800, SCOTTSDALE, AZ 85251

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 06116012300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eric Boice and Mandi Paola, as joint tenants with the right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian D. Pouliot and Brianna L. Pouliot, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 and the North one-half of Lot 17 of Block "E" on the Map of Greenland Estates, as of record in Book 974, Page 13, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eric Boice and Mandi Paola, as joint tenants with the right of survivorship by Quitclaim Deed from Denise McCorkle, Trustee dated May 14th 2019 and recorded May 17th 2019 of record in Instrument No. 20190517-0046770 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Eric Boice and Mandi Paola, Husband and Wife by Warranty Deed from Danny C. Cox and Annette Cox, Husband and Wife dated June 4th 2013 and recorded June 6th 2013 of record in Instrument No. 20130606-0057527 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1356 Greenland Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of May, 2020.

_____(SEAL)
Eric Boice

_____(SEAL)
Mandi Paola

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2020, before me personally appeared Eric Boice and Mandi Paola, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2020.

_____
Notary Signature
My commission expires: 11-8-21

GREGORY FAIRBREATHER BLUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
28th day of May, 2020.

_____
Notary Public
My commission expires: 9.16.2020
File No. 20-1046

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY