This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192039

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,875,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

KGM
Affiant

Sworn to and subscribed before me this 1st day of July, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 430235 **DEEDWARR**
07/02/2020 03:01:09 PM 2 pgs
Fees: $13.00 Taxes: $6,937.50

20200702-0072034

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

THIS INDENTURE, made this 1st day of July, 2020, among:

MARTIN K. METZ AND WIFE, KELLY GRAVES METZ

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

EDDIE POIRIER AND JANE PARKER POIRIER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the Northerly 80 feet of Lot No. 1 of Block "H" on the Plan of W. M. Cantrell's Subdivision of record in Plat Book 332, Page 85, 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 part of Lot No. 1 fronts 80 feet on the Westerly side of Cantrell Avenue and runs back between parallel lines, with the Southerly margin of Westmount Avenue, 222 1/14 feet to an alley.

Being the same property conveyed to Martin K. Metz and wife, Kelly Graves Metz by Warranty deed from Robert Allen Dickey and wife, Anne B. Dickey of record in Instrument No. 20120202-0009364 Register's Office for Davidson County, Tennessee, dated February 01, 2012 and recorded on February 02, 2012. Being also known as 701 Cantrell Ave Nashville, Tennessee 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Martin K. Metz

Kelly Graves Metz

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Martin K. Metz and Kelly Graves Metz**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2020.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Eddie Poirier and Jane Poirier
Address: 701 Cantrell Ave
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name:
Address:
City, State, Zip: NEW OWNER

Tax ID: 117-01-0-045.00