Box 1

WARRANTY DEED

BOOK 11046 PAGE 286

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$117,700.00**

J. Leanne Friedli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF JULY, 1998.**

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: M[illegible] 2002.
(AFFIX SEAL)

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Leanne Friedli	**CTX Mortgage Company**	046-8-28
(NAME)	(NAME)	
1428 Autumn Knoll	**P.O. Box 19000**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Dallas, TX 75219-9000**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Anthony D. Polk and wife, Angela R. Polk**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. Leanne Friedli, unmarried**, HEREINAFTER CALLED THE GRANTEES, 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. 123 on the Plan of Jackson's Retreat Phase III of record in Plat Book 5200, Page 517 and 518, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Anthony D. Polk and wife, Angela R. Polk by deed of record in Book 9743, Page 363, Register's Office for Davidson County, Tennessee.
This instrument is executed on behalf of Angela R. Polk by Anthony D. Polk as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11046 Page 285 in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **1428 Autumn Knoll, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

0469622
IDENTIF. & REFERENCE

98 AUG -3 AM 9:57

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 30th day of July, 1998.

Anthony D. Polk

Angela R. Polk by Anthony D. Polk 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, the within named Anthony D. Polk the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7/30/98.

Elizabeth E. Triplett
Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires: 5/26/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7/30/98 before me personally appeared Angela R. Polk, the person who executed the foregoing instrument on behalf of Anthony D. Polk, and acknowledged that she executed the same as the free act and deed of the said Anthony D. Polk, through Power of Attorney granted her, by the said Anthony D. Polk.

Elizabeth E. Triplett
Notary Public

Commission Expires: 5/26/2002

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1228 08/03 0101 03CHECK 446.49

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11046 PAGE 288

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR.-NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 117700.00
CON TX 435.49
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 446.49
CHECK 446.49

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/98 01 09:58 0001 1228

0469622
IDENTIF. ↑ REFERENCE

98 AUG -3 AM 9:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326837