WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Pamela Polk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2001.

Elizabeth Pruett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert O. Polk	Franklin American Mortgage Company	149-3-73
(NAME)	(NAME)	
2436 Rychen Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37067	
(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, Bobby W. Lands and wife, Evelyn C. Lands, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert O. Polk and wife, Pamela L. Polk, 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:

Being Lot No. 304, on the Plan of Edge-O-Lake, Section 10, as of record in Book 3842, page 180, said Register's Office.

SAID Lot No. 405 fronts 81.21 feet on the easterly side of Rychen Drive, and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Bobby W. Lands and wife, Evelyn C. Lands by deed of record in Book 4998, page 567, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Bobby W. Lands by Evelyn C. Lands as his Attorney In Fact pursuant to recorded Power of Attorney recorded simultaneously herewith., said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2436 Rychen Drive, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 04/09/01 09:01 2pgs
Fees:11.00 Taxes:458.43
20010409-0034293

Witness my/our hand(s) this 27th day of March, 2001.

Bobby W. Lands

Evelyn C. Lands

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of March, 2001, before me personally appeared Evelyn C. Lands, the person who executed the foregoing instrument on behalf of Bobby W. Lands and who acknowledged that she executed the same as the free act and deed of the said Bobby W. Lands, through Power of Attorney granted to her by the said Bobby W. Lands.

Witness my hand and official seal at Nashville, Tennessee this 27th day of March, 2001.

Commission expires: May 26, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of rhte aforesaid State and County, the within named Evelyn C. Lands, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and upon oath, acknowledged that he executed the within instrument for the purpses therein contained.

Witness my hand and official seal in Nashville, Tennessee, this the 27th day of March, 2001.

Commission expires: 5/26/02

Notary Public

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