WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/04 15:05 2pgs
Fees:13.00 Taxes:333.00

20040227-0022574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 09/22/2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn L. Polk	Dawn L. Polk	42-7-OA-142-CO
(NAME)	(NAME)	
1340 Pilgrim Drive	1340 Pilgrim	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Madison, TN 37115	
(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, Ronald Edmondson, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dawn L. Polk, an unmarried person, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1340 Pilgrim, Madison, TN 37115

(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.

Witness my hand this 24th day of February, 2004.

Ronald E. Edmondson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald E. Edmondson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of February, 2004.

Commission expires:

Richard Mans Notary Public

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 428 ON THE PLAN OF HERITAGE SQUARE, PHASE FOUR OF RECORD IN Plat Book 6250, Page 178, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD.

THIS CONVEYANCE IS SUBJECT TO A CERTAIN DEED OF TRUST SECURING THE PAYMENT OF A PROMISSORY NOTE TO ATLANTIC COAST MORTGAGE OF RECORD IN BOOK 7119, PAGE 87, OF SAID REGISTER'S OFFICE WITH A PRESENT UNPAID BALANCE OF APPROXIMATELY $63,358.19 WHICH THE GRANTEES HEREIN HEREBY ASSUME AND AGREE TO PAY. THE ESCROW ACCOUNT IN CONNECTION WITH SAID LOAN IS HEREBY TRANSFERRED TO GRANTEE.

THE GRANTEE ASSUMES THE PERSONAL OBLIGATION OF THE GRANTOR AND/OR ORIGINAL MORTGAGOR UNDER THE TERMS OF THE NOTE AND ANY INSTRUMENT, REGULATIONS OR LAWS CREATING THE LOAN TO INDEMNIFY THE DEPARTMENT OF VETERANS ADMINISTRATION OR FEDERAL HOUSING ADMINISTRATION TO THE EXTENT OF ANY CLAIM OF PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS.

BEING THE SAME PROPERTY CONVEYED TO RONALD E. EDMONDSON, UNMARRIED BY WARRANTY Deed ON 11/15/1994 IN BOOK 9522, PAGE 825, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.