Davidson County DEEDWARR Recvd: 07/21/04 15:23 2pgs Fees:13.00 Taxes:891.70 20040721-0087466	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2004. Notary Public MY COMMISSION EXPIRES: 03.17.08 (AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
William H. Churchill	New Owner	105-9
1307 Acklen Avenue		GROUP
Nashville, Tennessee 37212		PARCEL 67

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****Two Hundred Forty One Thousand Dollars and Zero Cents ($241,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stefan E. Bird-Pollan and wife, Jennifer E. Bird-Pollan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William H. Churchill and wife, Carrie E. Hamlin, 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 Number 7 on the Plan of D.B. Blakemore's Subdivision of Lawrence Lawn of record in Plat Book 161, page 165, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Stefan E. Pollan and Jennifer E. Bird by deed from William Stuart Adamson and Melanie Shelley of record as Instrument No. 20000801-0075884 in the Register's Office for Davidson County, Tennessee; the said Stefan E. Pollan and Jennifer E. Bird having since married and Stefan E. Pollan is now known as Stefan E. Bird-Pollan and Jennifer E. Bird is now known as Jennifer E Bird- Pollan.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1307 Acklen Avenue, Nashville, TN 37212

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 our hands this 15th day of July, 2004.

Stefan E. Bird-Pollan

By: Mitchell A. Watts, Attorney in Fact

Jennifer E. Bird-Pollan

By: Mitchell A. Watts, 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, Mitchell A. Watts to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stefan E. Bird-Pollan and Jennifer E.Bird-Pollan, and acknowledged that he executed the same as the free act and deed of the said Stefan E. Bird-Pollan and Jennifer E. Bird-Pollan.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2004.

Commission expires: 03.22.08

Notary Public

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE