WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,295.54

Cornellia A. Polk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **1ST DAY OF OCTOBER, 2004.**

Notary Public JUSTIN TATUM

MY COMMISSION EXPIRES: July 19, 2008.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/05/04 15:57 2pgs
Fees:13.00 Taxes:752.19

20041005-0120099

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, 1400 Donelson Pike, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FELTON M. POLK	FELTON M. POLK	**155-15-54**
(NAME)	(NAME)	
8209 SPRING RIDGE DRIVE	8209 SPRING RIDGE DRIVE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	NASHVILLE, TN 37221	
(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 MCPHERSON and EUNICE ANN MCPHERSON, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FELTON M. POLK and CORNELLIA A. POLK, husband and wife,** 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 LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 21 ON THE PLAN OF THE FIRST REVISION OF MCCRORY HEIGHTS, OF RECORD IN BOOK 9700, PAGE 162, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERNCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD MCPHERSON and EUNICE ANN MCPHERSON, husband and wife BY DARLENA KAY BERRY AND HUSBAND JAMES F. SNAPP OF RECORD IN INSTRUMENT NO. 20040413-0041295 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **8209 SPRING RIDGE DRIVE, NASHVILLE, TN 37221**

(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 our hands this 1st day of October, 2004.

Ronald Mc Pherson
RONALD MCPHERSON

Eunice Ann McPherson
EUNICE ANN MCPHERSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **RONALD MCPHERSON AND EUNICE ANN MCPHERSON**, husband and wife, with whom I am personally acquainted, and whom, upon oath, acknowledged THEMSELVES to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed

Witness my hand and official seal at Nashville, Tennessee this 1st day of October, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008