File No. 250102561

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: . 12-30-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/02/05 10:52 2 pgs
Fees:13.00 Taxes:425.50

20050302-0022869

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawnee L. Wright	First Franklin, A Division of National City Bank of Indiana	
(NAME) 1728 Londonview Place	(NAME) 112 Townpark Drive	MAP 151-10-A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Kennesaw, Georgia 30144	PARCEL 162
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , Jeremy Dane Polk, and Wife, Marisa Nichole Pinchin Polk, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawnee L. Wright, and Husband Ken Wright, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 131, Phase Two, VILLAGES OF LONG HUNTER, Subdivision, as of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeremy Dane Polk and Wife, Marisa Nicole Pinchin by Deed from Ole South Properties, Inc. Dated February 7, 2003, recorded February 13, 2003 in Instrument No. 200302130019766, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Ole South Properties, Inc. by Quit Claim Deed from Carson Lane Development Partners of record in Instrument No. 20021016-0127046, Register's Office for Davidson County, Tennessee.

Subject to Easements as shown of record in Deed Book 8197, Page 288, Deed Book 9661, Page 919, Deed Book 2338, Page 466, Instrument No. 20000906-0088272, Instrument No. 20000906-088271 and Instrument No. 20001030-0107415, Register's Office for said County.

Subject to all matters in Deed Book 4446, Page 423, Deed Book 4535, Page 351, Instrument No. 20010531-0056383, Instrument No. 20020718-0086411, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1728 Londonview Place, Antioch, TN 37013
(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, his/her/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, his/her/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/our hand(s) this 24th day of February, 2005.

Jeremy Dane Polk

Marisa Nichole Pinchin Polk

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jeremy Dane Polk, and Wife, Marisa Nichole Pinchin Polk, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wilson County, Tennessee, this 2/24/2005.

My Commission Expires: 1-23-06

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

File Number: 250102561

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122