McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/18/05 10:57 2 pg
Fees:13.00 Taxes:1137.75
20050818-0098380

615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $307,500.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 2005.

Notary Public

My commission expires:_____

BOBBIE COOPER STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gregory S. Polak	New Owner	**Map 118 Group 14 Parcel 23**
3613 Robin Road		
Nashville, Tennessee 37204		

FOR AND IN 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 ACKNOWLEDGE, WE,

Glenn B. Rogers, II and Amanda F. Rogers, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory S. Polak, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Marengo Park, Section "C", of record in Book 1130, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 90 feet on the westerly margin of Robin Road and extends back 194.00 feet on the northerly line and 200.8 feet on the southerly line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to Glenn B. Rogers, II and Amanda F. Rogers, husband and wife, by Warranty Deed, from Ramsey Burton Wall, a single person, of record in Instrument #20010521-0052315, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1130, Page 21, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1165, Page 290, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 3613 Robin Road, Nashville, Tennessee 37204.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 12th day of August, 2005.

Glenn B. Rogers, II

Amanda F. Rogers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Glenn B. Rogers, II and Amanda F. Rogers, husband and wife, the within named sellers, 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, at office, this 12th day of August, 2005.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

My Commission Expires:_____

File #: **05434-SH**
RECORD & RETURN TO:

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