WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 8TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
My Commission Expires NOV. 23, 2007

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Driver	Troy Driver	71-5-258
(NAME) 1722 Edgewood Avenue	(NAME) 1722 Edgewood Avenue	
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Nashville, TN 37207	
(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, Patricia A. Polk, F.K.A. Patricia A. Siddon, and husband, Erskin Polk, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy Driver, unmarried, 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. 13 on the Resubdivision of Brooklyn Heights Subdivision of record in Book 9700, Page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patricia A. Siddon, by deed of record in Book 10487, Page 679, Register's Office for Davidson County, Tennessee. Patricia A. Siddon being one and the same as Patricia A. Polk.

This conveyance is subject to any and all existing restrictions and easements of record.

Erskin Polk joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 1722 Edgewood Avenue, Nasville, TN 37207
(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.

Davidson County DEEDWARR
Recvd: 11/14/05 10:25 2 pg
Fees:13.00 Taxes:351.50

20051114-0136920

NOV. 8. 2005 6:06PM ADVANTAGE TITLE 615-777-2015 NO. 1809 P. 12/14

Witness our hands this 8th day of November, 2005.

Patricia A. Polk

Erskin Polk

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia A. Polk and Erskin Polk with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of November, 2005.

Commission expires:

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2008

NOV. 8. 2005 6:06PM ADVANTAGE TITLE 615-777-2015 NO. 1809 P. 13/14