Davidson County DEEDWARR
Recvd: 04/04/07 13:22 2 pgs
Fees:13.00 Taxes:429.20
20070404-0040451

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00.

Kristen Elease Polk
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of March, 2007.

Notary Public

My Commission Expires: 10-17-08

JACKSON M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN
EXPIRES OCTOBER 12, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kristen Elease Polk, unmarried

5808 Labrador Lane
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

172080A14900CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen J. Stanford, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Kristen Elease Polk, unmarried, hereinafter referred to as 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. 149 on the Plan of Hunters Branch, Section I, as of record in Book 6250, Page 513, Register's Office for said County.

Said Lot No. 149 fronts 68.80 feet on the westerly margin of Labrador Lane and extending back between parallel lines 100 feet to a dead line in the rear measuring 68.80fee thereon.

Being the same property conveyed to Stephen J. Stanford by Warranty Deed from Otis Bowyer Cheshire III and wife, Katherine Sugg Cheshire of record in Book 9533, Page 343, Register's Office for Davidson County, Tennessee, dated November 29, 1994, recorded December 1, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6250, Page 513, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6601, Page 7, and Book 6612, Page 885 Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

By-Laws as shown of record in Deed Book 6632, Page 429, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5808 Labrador Lane, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 30th day of March, 2007.

Stephen J. Stanford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stephen J. Stanford, 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 this 30th day of March, 2007.

Notary Public

My Commission Expires: 10-12-08

JOHN M. WEACH, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXPIRES: OCTOBER 12, 2008

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