Box 13 #12559

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES: 02-24-2008 RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory A. Polk	Gregory A. Polk	81-14-34
(NAME)	(NAME)	
2011 Cedarmont Drive	2011 Cedarmont Drive	
(ADDRESS)	(ADDRESS)	
Franklin Tn 37067	Franklin, Tn 37067	
(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, Virginia Plowden, Administrator of the Mitchell Plowden Estate, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory A. Polk, married 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 Lot No. 5 on the Plan of E.T. Holman's Subdivision of Lots No. 41, 42, and 43 on the Boyd McNairy Tract, as of record in Book 161, Page 2, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Heiman, formerly Bosley St. and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mitchell Plowden, by deeds of record in Instrument No. 199912080301307 , Register's Office for Davidson County, Tennessee. Mitchell Plowden having since died leaving this property to be sold by the Administrator of his Estate, Virginia Plowden, reference Probate Number 03P810, Davidson County Probate Court.

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

unimproved ☐

This is improved ☒ property, known as 2409 West Heiman Street, Nashville, TN 37208

(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: 05/18/07 10:49 2 pgs
Fees:13.00 Taxes:259.00

20070518-0059555

Witness my hand this 10th day of May, 2007.

Virginia Plowden, Administrator of the Mitchell Plowden Estate

By: Virginia Plowden, Administrator
Virginia Plowden, Administrator of the Mitchell Plowden Estate

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 10th day of May, 2007, before me, personally appeared Virginia Plowden as Administrator of The Estate of Mitchell Plowden, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed..

Witness my hand and official seal at Nashville, Tennessee this 10th day of May, 2007.

Commission expires:
7/25/09

Heidi Jo Clayton
Notary Public

