Davidson County DEEDWARR
Recvd: 06/27/07 12:25 2 pgs
Fees:13.00 Taxes:481.00

20070627-0076773

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2007.

Notary Public

NOTARY ADAM LaFEVOR Comm Exp 11/22/2008 DAVIDSON COUNTY

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-PILK-07-1808

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michele H. Smith	Suntrust Mortgage, Inc.	
1808 Rosander Lane	(NAME) 201 4th Avenue North/ 7th Floor	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37219	163-16-A-152.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANDREW POLK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELE H. SMITH, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 272 ON THE PLAN OF PHASE TWO, PROVINCETOWN, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20050609-0066104 - EXHIBIT "A-1", REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ANDREW POLK, AN UNMARRIED MAN, BY WARRANTY DEED FROM CENTEX HOMES, A NEVADA CORPORATION RECORDED APRIL 7, 2006 IN INSTRUMENT NO. 200690407-0040435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RACHEL POLK JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

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

unimproved ( )
This is improved (X) property, known as 1808 Rosander Lane, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of June, 2007.

Andrew Polk

Rachel Polk

STATE OF Tennessee
COUNTY OF Davidson

and Rachel Polk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Polk, the within named bargainor, 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 the 25th day of June, 2007.

Notary Public

My Commission Expires:

(SEAL)

NOTARY ADAM LaFEVOR

NOTARY ADAM LaFEVOR Comm Exp 11/22/2008 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903