File No. 280300049

WARRANTY DEED

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2008.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Dunlap, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Polk	~~NEW OWNER~~ Countrywide Bank	172-12-OB-375.00 CO
(NAME)	(NAME)	
2808 Call Hill Road	3011 Armory Dr. Ste. 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Hayward, married***, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **James A. Polk, unmarried**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 472 on the Plan of Bradford Hills, Section Fifteen of record in Book 7900, page 6, amended in Book 7900, page 877, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Hayward, Single by Deed from Christina Smith, single of record in Instrument No. 20060105-0001393, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of said seller.

Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 7900, Page 6 amended in Book 7900, page 877, Register's Office of said County.

Restrictive Covenants of record in Deed Book 8069, Page 170 and Book 9570, page 3, Register's Office of said County.

By Laws of record in Deed Book 8071, Page 531, Register's Office for said County.

HOA Charter of record in Deed Book 8071, Page 520, Register's Office for said County.

Quitclaim Deed to HOA for Open Space of record in Deed Book 9779, Page 672, Register's Office for said County.

Easement of record in Deed Book 8377, Page 769, Register's Office for said County.

Easement of record in Deed Book 8377, Page 808, Register's Office for said County.

Subject to Boundary Plat of record in Deed Book 7900, Page 6, Register's Office for said County.

Davidson County DEEDWARR
Recvd: 03/27/08 14:05 2 pg
Fees:13.00 Taxes:838.42
20080327-0030892

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2808 Call Hill Road, Nashville, TN 37211

(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), 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), 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 hands this 25th day of March, 2008.

Y _____
David Hayward

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, David Hayward, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 25th day of March, 2008.

Commission expires:

_____
Notary Public

THOMAS SIDWELL
STATE
OF
TENNESSEE

File Number: 280300049

RETURN TO:

11/8/08