(1)

Return to:
McCann & Hubbard
1884 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 1, 2009

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2008

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Shanita R. Kelly	RLCA	Parcel ID:
3317 Quail View Drive	7101 Executive Center Dr.	108120A05800CO
Nashville, TN 37214	Brentwood, TN 37027	

FOR AND IN 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

Jamie C. Polk and husband, James Alan Polk

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Shanita R. Kelly

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. 42, Unit 22, on the Condominium Site Plan, Phase Seven, Lots 29-52 & 80, Section Four, Quail Valley, of record in Plat Book 5200, Pages 522 and 523, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jamie C. Polk and husband, James Alan Polk, as tenants by the entireties, by Trustee's Quitclaim Deed from Richard A. Northcutt, Trustee, of record in Instrument 20060821-0102801, Register's Office for said County. See also deed of record in Instrument 20010419-0038990, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6081, Page 130; Book 6058, Page 828; and Book 5884, Page 534, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 522 and 523, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3317 Quail View Drive, Nashville, TN 37214

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.

Witness our hands this 31st day of July, 2008.

Jamie C. Polk

James Alan Polk

Davidson County DEEDWARR
Recvd: 08/11/08 10:48 2 pgs
Fees:13.00 Taxes:342.25

20080811-0082338

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 Jamie C. Polk and James Alan Polk, 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 at Nashville, Tennessee, this 31st day of July, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.