THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

From: Jeffrey Michael Waldman and Kelley Waldman

To: Mark Pollard and Dana Pollard

Davidson County DEEDWARR
Recvd: 11/02/09 13:50 3 pgs
Fees:18.00 Taxes:2312.50
20091102-0101010

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Mark & Dana Pollard	**New Owner**	132-05-0-075.00
4300 Lealand Lane		
Nashville TN 37204		

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me this 27th day of October, 2009.

Notary Public
My Commission Expires: 9-19-2011

MICHELLE MANGRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Twenty Five Thousand and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jeffrey Michael Waldman and Kelley Waldman**(herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Mark Pollard and wife, Dana Pollard, as tenants in common with right of survivorship**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Madison, Davidson County, State of Tennessee, described as:

Being Lot No. 11 on the Plan of Glendale Park, Section II, as of record in Book 1130, Page 61, Register's Office for Davidson Coun ty, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey Michael Waldman and Kelley Waldman, husband and wife, by Warranty Deed from Timothy Jeffus, joined by his wife Kerstin M. Jeffus, of record in Instrument No. 20080603-0056418, Register's Office for Davidson County, Tennessee.

THIS IS **IMPROVED** PROPERTY KNOWN AS: 4300 Lealand Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this General Warranty Deed on this 27th day **of October 2009.**

Jeffrey Michael Waldman

Kelley Waldman

STATE OF TENNESSEE)
COUNTY OF Williamson **-)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Michael Waldman and Kelley Waldman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 27th day of October 2009.

Notary Public

My Commission Expires: 9-19-2011

MICHELLE MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
HEATHAM COUNTY

My commission expires: 04-15-12

(Seal)