BILL GARRETT, Davidson County
Trans:T20100018801 DEEDWARR
Recvd: 03/31/10 13:00 2 pgs
Fees:13.00 Taxes:46.25

20100331-0024057

WARRANTY DEED

R-FSBO-10-2411A

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,500.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-2-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl Meyer	Karl Meyer	
2407 West Heiman Street (ADDRESS)	2407 West Heiman Street (NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (CITY) (STATE) (ZIP)	81-14-33.00

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 GREGORY A. POLK, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KARL MEYER AND PAMELA BEZIAT, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 LOT 6, MAP OF E.T. HOLMAN'S SUBDIVISION OF LOTS 41-42-43 BOYD MCNAIRY'S PLAN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 2, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GREGORY A. POLK, MARRIED BY QUITCLAIM DEED FROM VIRGINIA PLOWDEN, ADMINISTRATOR OF THE ESTATE OF MITCHELL PLOWDEN, RECORDED ON THE 18TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070518-0059554, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LISA POLK JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS, ALL MATTERS SET FORTH ON THE PLAT OF RECORD IN PLAT BOOK 161, PAGE 2 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved (X)
This is improved ( ) property, known as 2411 West Heiman Street, Nashville, Tennessee 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 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 26th day of March, 2010.

Gregory A. Polk

Lisa Polk

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory A. Polk and Lisa Polk the within named bargainors, 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, this the 26th day of March, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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