WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2010.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

G-VRE-10-4910

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
Denise Knutson	CityLife Lending Group, LLC	
4910 Log Cabin Road (ADDRESS)	121 Suburban Road, 1st Floor (NAME) (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Knoxvillle, TN 37923-5588 (CITY) (STATE) (ZIP)	61-4-86.00

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 TERRY O. POLSTON AND JUDY M. POLSTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DENISE KNUTSON AND WIFE, MATTHEW KNUTSON, 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:

A LOT OR PARCEL OF LAND IN THE 11TH, FORMERLY THE 18TH, CIVIL DISTRICT OF SAID COUNTY, BEING LOT NO. 26 ON THE PLAN OF MARINA C. MCGAUGHEY'S SECOND SUBDIVISION OF A PART OF TRACT NO. 4 IN A.J. MCGAUGHEY'S SECOND HAYSBORO SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY S.R. SANFORD, JR., CIVIL ENGINEER, JUNE 30, 1938 AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF LOG CABIN ROAD AS WIDENED, FORMERLY FERGUSON AVENUE, AT A POINT 195 FEET SOUTH OF THE SOUTHERLY MARGIN OF RUSKIN AVENUE, SAID POINT BEING THE CORNER OF LOTS NOS. 25 AND 26; THENCE WITH THE EASTERLY MARGIN OF SAID ROAD SOUTHWARDLY 100 FEET TO THE CORNER OF LOTS NOS. 26 AND 27; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 250.94 FEET TO THE COMMON CORNER OF LOTS NOS. 26, 27, 36, AND 37; THENCE WITH THE BETWEEN LOT NOS. 26 AND 37 NORTHWARDLY 100.8 FEET TO THE COMMON CORNER OF LOTS NOS. 25, 26, 37 AND 38; THENCE WITH THE LINE BETWEEN LOTS NOS. 25 AND 26 WESTWARDLY 238.42 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GRANT O. POLSTON, A MARRIED MAN TO TERRY O. POLSTON AND WIFE, JUDY M. POLSTON, AS TENANTS BY THE ENTIRETIES AS RECORDED ON THE 9TH DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091209-0112402; QUITCLAIM DEED FROM BETTY S. POLSTON, UNMARRIED TO TERRY O. POLSTON AND WIFE, JUDY M. POLSTON, AS TENANTS BY THE ENTIRETY AND GRANT O. POLSTON AS RECORDED ON THE 28TH DAY OF MARCH, 2000 IN INSTRUMENT NO. 200003280031016; QUITCLAIM DEED FROM FORREST O. POLSTON TO BETTY S. POLSTON AS RECORDED ON THE 30TH DAY OF JULY, 1999 IN DEED BOOK 11596, PAGE 820 AND WARRANTY DEED FROM ELIZABETH S. SHACKLETT, TRUSTEE TO FORREST O. POLSTON AND WIFE, BETTY SHACKLETT POLSTON AS RECORDED ON THE 1ST DAY OF JANUARY, 1947 IN DEED BOOK 1450, PAGE 25, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 4910 Log Cabin Road, Nashville, Tennessee 37216
(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.

BILL GARRETT, Davidson County
Trans:T20100027916 DEEDWARR
Recvd: 05/10/10 14:24 2 pgs
Fees:13.00 Taxes:625.30

20100510-0035760

Witness my/our hand(s) this 30th day of April, 2010.

Terry O. Polston

Judy M. Polston

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry O. Polston and Judy M. Polston, 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 30th day of April, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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