BILL GARRETT, Davidson County
Trans:T20100053018 DEEDWARR
Recvd: 08/26/10 08:59 3 pgs
Fees:18.00 Taxes:351.50
20100826-0067419

PATRICIA A. POLK

TO: **Warranty Deed**

ANNE B. KOELLEIN, a single woman, and JAMES ALEX KOELLEIN, II, a married man

THIS DEED OF REALTY, executed as of the 20th day of August, 2010, by Grantor, PATRICIA A. POLK, a married person, to Grantees, ANNE B. KOELLEIN, a single woman, and JAMES ALEX KOELLEIN, II, a married man, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in the 10th Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Being Unit No. 91 as shown on the Plat of Rolling Meadows, Phase 1, Section V, of record in Book 6900, Page 495, Register's Office for Davidson County, Tennessee, together with an undivided membership interest in Rolling Meadows Townhomes Association, ass as described in Book 6593, Page 194, as amended in Book 7408, Page 733, said Register's Office, to which reference is hereby made for a more complete description; being Map and Parcel No. 033-03-0A-091.00-CO, on the Maps of the Assessor of Property for Davidson County, Tennessee. This description was obtained from the previous deed of record.
>
> AND BEING the same property conveyed to Patricia A. Polk by Administrator's Quitclaim Deed from Patricia A. Polk, as Administrator, C.T.A. of the Estate of Marvin Jason Peck, of record in Instrument 200410060120383, Register's Office for Davidson County, Tennessee, dated October 1, 2004; and by Order Approving Settlement Agreement and Appointing Patricia A. Polk as Sole Administrator, C.T.A.; further being the same property conveyed to Marvin J. Peck and Jimmie L. Peck by deed from the Nancy E. McClung Revocable Living Trust of record in Book 10938, Page 403, Register's Office, dated May 7, 1998. The said Jimmie L. Peck having predeceased Marvin J. Peck and the said Marvin J. Peck having since died.

That Grantor (1) covenant that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2010 taxes which shall be prorated and assumed by Grantees; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat appearing of record in Book 6900, Page 495, in the Register's Office for Davidson County, Tennessee; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against

all lawful claims; subject, however, to restrictive covenants of record in Book 6593, Page 193, and Book 7408, Page 733, By-Laws in Book 6593, Page 242, and Charter in Book 8052, Page 513 and Articles of Incorporation in Book 6595, Page 734, all in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

JAMES W. POLK joins in this deed to convey any possible marital or inheritance rights he may have in and to the subject property.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Patricia A. Polk
PATRICIA A. POLK, Grantor

James W. Polk
JAMES W. POLK

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, PATRICIA A. POLK and JAMES W. 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 seal at office on this 20th day of August, 2010.

CHRISTINA M. BARTLEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Christina M Bartlee
Notary Public
My Commission Expires: 9-30-13

Property Owners Name and Address:

ANNE B. KOELLEIN
and JAMES ALEX KOELLEIN, II

Person Responsible for Payment of Taxes:

James A. Koellein
4048 Yost Dr
Nashville, TN 37207

New owner &

PROPERTY ADDRESS:
91 Rolling Meadows Drive, Goodlettsville, Tennessee 37072

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$95,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Patricia N. Polk
Affiant

Subscribed and sworn to before me this the 30th day of August, 2010.

Christina M Bartee
Notary Public
My Commission Expires: Sept 30, 2013

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

This Instrument Prepared By:
Christina M. Bartee, Attorney
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172