WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110004192 DEEDWARR
Recvd: 01/21/11 09:12 2 pgs
Fees:13.00 Taxes:1894.40
20110121-0005911

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $512,000.00.

Affiant

Subscribed and sworn to before me this 18th day of January, 2011.

Notary Public
My Commission expires: (Affix Seal)

KIMBERLY HURST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 2, 2011

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brenton M. Polak	New Owner	104-01-0-250.00
3602 Pilcher Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Keith D. Down and wife, Michelle R. Dowd**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brenton M. Polak and wife, Tami M. Polak**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of M.T. Pendergrass Subdivision of Lot Nos. 175 and 176 in West Grove, of record in Book 547, page 185, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No 2 fronts 50 feet on the northerly side of Pilcher Avenue and runs back 140 feet, more or less, on the easterly line and 142 feet, more or less on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Layfield Construction, LLC, from Rubin Cockrell, by deed on January 22, 2008, of record in Instrument Number 20080128-0008598, Register's Office for Davidson County, Tennessee. And further conveyed to Keith D. Dowd and wife, Michelle R. Dowd by Quitclaim Deed from Layfield Construction, LLC of record in Instrument Number 20090702-0061707, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 547, page 185, Register's Office Davidson County, Tennessee.

This is improved property known as: **3602 Pilcher Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 18, 2011.

Keith D. Dowd

Michelle R Dowd
Michelle R. Dowd

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Keith D. Down and Michelle R. Dowd** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 18, 2011

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY