This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 5**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)
		)
		)
		)
		)

BILL GARRETT, Davidson County
Trans:T20110046399 DEEDWARR
Recvd: 08/01/11 09:36 3 pgs
Fees:18.00 Taxes:693.75
20110801-0058564

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **Marjorie P. Beard,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Gary Polovich and Wife, Peggy Polovich** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Williamson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 106 along with Parking Space No. 13, as shown on the plan of Hedrick Place, a Horizontal Property Regime, filed as Exhibit E to and established by the Master Deed of record in Instrument 200002030011406, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to MARJORIE P. BEARD by Deed from BOBBY W. DICKERSON AND SPOUSE, JERRI C. DICKERSON, dated 07/15/2002 and filed for record on 08/08/2002 in Instrument 200208080095816, Register's Office for DAVIDSON County, Tennessee.

Map & Parcel: 104020S00600CO

This property is known as: 116 31st Ave Unit 106, Nashville, TN 37203

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 28th day of July, 2011.

Marjorie P. Beard, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marjorie P. Beard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my ~~hand~~ and official seal this 28th day of July, 2011.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

NOTARY PUBLIC

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Gary & Peggy Polovich	New Owner
116 31st Ave, Unit 106	
Nashville, TN 37203	

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$187,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of July, 2011.

Affiant

W. William Davis
Type or Print Name

(Seal) JOEY SANDERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 17, 2014

Notary Public

My commission expires:

Joey Sanders
Type or Print Name