THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11080810** BILL GARRETT, Davidson County Trans:T20110054398 DEEDWARR Recvd: 09/01/11 15:55 2 pgs Fees:13.00 Taxes:343.73 20110901-0068040	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $92,900.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2011. J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY Notary Public My Commission Expires: 9-9-2014

WARRANTY DEED

Address New Owner: Wendi Thurman 241 Wheeler Avenue Nashville TN 37211	Send Tax Bills To: Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 133-06-0-194

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas Richard Polk and Glenda Greer Polk, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wendi Thurman, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots No. 40 to 43 inclusive in the unrecorded plan of J. G. Grissim's Wheeler Avenue, Addition, a subdivision of the J. K. Newsom Farm in the 6th Civil District of said County, said Lot Nos. 40 to 43 inclusive adjoin and front together 100 feet on the southerly side of Wheeler Avenue and run back between lines 212 feet on the westerly line of Lot No. 40 and 210.4 feet on the easterly line of Lot No. 45 to the north line of a 20 acre tract, on which they measure 100 feet.

Being the same property conveyed to Douglas Richard Polk and wife Glenda Greer Polk by deed from Minor Allen Young and wife Melba I. Young of record in Book 5226, page 572, Register's Office for Davidson County, Tennessee, dated November 14, 1977.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 241 Wheeler Avenue, Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2011.

Douglas Richard Polk

Glenda Greer Polk

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Richard Polk and Glenda Greer Polk, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2011.

Notary Public

My Commission Expires: May 18, 2014

