BILL GARRETT, Davidson County
Trans:T20120017677 DEEDWARR
Recvd: 03/09/12 14:18 2 pgs
Fees:13.00 Taxes:1082.25
20120309-0020850

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1046**

WARRANTY DEED

THIS INDENTURE, made and entered into this **3/05/2012**, by and between **William Polston and Tara Polston, husband and wife**, parties of the first part, and **Daniel C Kennedy and Martha F Kennedy, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in the Eighth Civil District of Davidson County, Tennessee, Being Lot No. 122 on the Map of Broook Meade, Section II as of record in Plat Book 2133, Page 76, Register's Office of Davidson County, Tennessee.

Said Lot No. 122 fronts 120 feet on the westerly side of Brook Hollow Road and runs back between lines, 344 feet on the northerly line and 428 feet on the southerly line to a broken line in the rear on which it measures 168 feet.

Being the same property conveyed to James W. DePriest and wife, Elizabeth L. DePriest by deed from Jay A Gooch and wife, Anna Lee Gooch dated November 1, 1954 in Book 2304, page 75, said Register's Office. The said James W DePriest having predeased Elizabeth L. DePriest. By the Last Will and Testament in the Seventh Circuit Court for Davidson County, TN, as Docket No. 11P437, and recorded as Instrument No. 20110429-0032952, said Register's Office, property was receive by Emi DePriest aka Emilie DePriest. The said Emilie DePriest and John W DePriest, as Executor of the Estate of Elizabeth L. DePriest conveyed subject property by deed dated July 20, 2011 to William Polston and Tara Polston, husband and wife as Instrument No. 20110727-0057508, said Register's Office.

This conveyance is made subject to: any and all existing easements and restrictions contained of record.

Parcel ID # **102-15-104**
Improved property located at: **773 Brook Hollow Road, Nashville, TN 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

William Polston

Tara Polston by William Polston, Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **William Polston and Tara Polston**to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 5th day of March, 2012..

Rebecca L. Barbour
Notary Public

My Commission Expires: 5/6/13

STATE OF TENNESSEE
DAVIDSON COUNTY:

On this 5 day of March, 2012, personally appeared before me, William Polston, with whom I am personally acquainted and who acknowledged that he executed the within Deed for the purposes therein contained and he further acknowledged that he is the attorney in fact for Tara Polston and that as said attorney in fact he executed the said Deed for the purposes therein contained by signing the name of Tara Polston.

Rebecca L. Barbour
Notary Public

Expires : 5/6/13

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Owner's Name: **Daniel C Kennedy and Martha F Kennedy**

and Address: **773 Brook Hollow Road, Nashville, TN 37205**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$292,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

NOTARY PUBLIC
DAVIDSON COUNTY

7/6/15