WARRANTY DEED

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

R-CM-12-321

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 20th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Pollock	James E. Pollock	
373 Brewer Drive	373 Brewer Drive	
Nashville, TN 37211	Nashville, TN 37211	148-13-0-088.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BERENDINA V. VAN DIJK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES E. POLLOCK, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 88, SECTION 3, LOCUSTWOOD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGE 29, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHANNES G. VAN DIJK AND WIFE, BERENDINA V. VAN DIJK BY WARRANTY DEED FROM M. T. MELVIN AND WIFE, MARY S. MELVIN, RECORDED ON THE 26TH DAY OF FEBRUARY, 1958 IN DEED BOOK 2739, PAGE 347, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID JOHANNES G. VAN DIJK HAVING SINCE DIED ON FEBRUARY 21, 2008 LEAVING BERENDINA V. VAN DIJK AS SURVIVING TENANT BY THE ENTIRETY.

THIS INSTRUMENT IS BEING EXECUTED IN BEHALF OF BERENDINA V. VAN DIJK ALSO KNOWN AS BERENDINA VANDIJK PURSUANT TO A POWER OF ATTORNEY EXECUTED BY SAME ON THE 26TH DAY OF JUNE 2003, RECORDED IN INSTRUMENT NO. 20120201-0009088, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 2663, PAGE 29 AND BOOK 2696, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 321 Melpar Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20120020926 DEEDWARR
Recvd: 03/22/12 14:50 2 pgs
Fees:13.00 Taxes:222.00
20120322-0024540

Witness my/our hand(s) this 20th day of March, 2012.

Berendina V. Van Dijk by Hendriekus Jan Vandijk, attorney-in-fact

Berendina V. Van Dijk by Hendriekus Jan Vandijk,
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of March, 2012, before me personally appeared Hendriekus Jan Vandijk to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Berendina V. Van Dijk, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Berendina V. Van Dijk, unmarried.

Witness my hand and official seal, this the 20th day of March, 2012.

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903