BILL GARRETT, Davidson County
Trans: T20120057952 DEEDWARR
Recvd: 08/06/12 11:17 3 pgs
Fees: 18.00 Taxes: 2012.80



20120806-0069668

This Instrument prepared by:
G. Miller Hogan, II, Esq.
Farris Mathews Bobango PLC
618 Church Street, Suite 300
Nashville, Tennessee 37219

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

# WARRANTY DEED

| Address of new owner as follows: | Send tax bills to: | Map-Parcel No. |
|---|---|---|
| **Samuel W. Brooks and Lisa A. Brooks**<br>**3602 Pilcher Avenue**<br>**Nashville, Tennessee 37209** | **(Same)** | **104-01-0-250** |

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Know all men by these presents that, **Brenton M. Polak and wife, Tami M. Polak** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Samuel W. Brooks and wife, Lisa A Brooks** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land 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 Plat 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 BRENTON M. POLAK and wife, TAMI M. POLAK, by deed from KEITH D. DOWD and wife, MICHELLE R. DOWD, of record as Instrument No. 20110121-0005911, dated January 18, 2011, said Register's Office.

This is improved property commonly known as: **3602 Pilcher Avenue, Nashville, Davidson County, Tennessee 37209.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat, including but not limited to all matters shown on the plan of record in Plat Book 547, page 185 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 31ST day of July, 2012.

Brenton M. Polak

Tami M. Polak

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Brenton M. Polak**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31ST day of July, 2012.

Notary Public

My commission expires: NOV. 10, 2013

G. MILLER HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 10, 2013

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Tami M. Polak**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31ST day of July, 2012.

Notary Public

My commission expires: NOV. 10, 2013

G. MILLER HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 10, 2013

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer of property, whichever is greater is $544,000.00.

Affiant

Sworn to and subscribed before me
this 31 day of July, 2012.

Notary Public
My Commission Expires: March 5, 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE