RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN121736

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20120059306 DEEDWARR
Recvd: 08/09/12 14:25 2 pgs
Fees:13.00 Taxes:481.00
20120809-0071250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of July, 2012.

NOTARY PUBLIC

My commission expires: 9/29/14

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 9-29-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Holly Polston and James Polston<br>2805 Renee Drive<br>Nashville, TN 37214 | Same address as new owner | 084070046.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand and 00/100 Dollars ($130,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **KENNETH W. KNIGHT, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **HOLLY POLSTON AND JAMES POLSTON, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Sunny Acres, Section II, as of record in Book 2663, page 39, Register's Office for said county.

Being the same property conveyed to Kenneth W. Knight, an unmarried man, by Warranty Deed from Robert E. Batey, Trustee, dated 8/15/2008, recorded 9/4/2008, of record in Instrument No. 20080904-0090826, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 2663, page 39; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 2805 Renee Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 31st day of July, 2012.

Kenneth W Knight By Ben Wilson
**KENNETH W. KNIGHT** Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 31st day of July, 2012 before me, appeared Ben Wilson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Kenneth W. Knight and that said instrument was signed in behalf of the said Kenneth W. Knight by himself as his attorney-in-fact. Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/29/14

