BILL GARRETT, Davidson County
Trans:T20120060037 DEEDWARR
Recvd: 08/13/12 13:18 2 pgs
Fees:13.00 Taxes:1147.00
20120813-0072189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Heather Risley
Affiant

Subscribed and sworn to before me, this 8TH DAY OF AUGUST, 2012.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAY 20, 2014

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy Gwinn Magee and Suzanne L. Magee, Husband and wife	Regions Bank d/b/a Regions Mortgage	10405020500
	(NAME)	
3703 Meadowbrook Avenue	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jennifer Polston, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Guy Gwinn Magee and Suzanne L. Magee, Husband and wife, hereinafter called the Grantees, 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 NO. 440, IN RICHLAND REALTY COMPANY'S DIVISION "C" THE PLAN OF WHICH IS OF RECORD IN PLAT BOOK 421, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER POLSTON, UNMARRIED, BY DEED FROM BYRON E. HERLONG, III, OF RECORD BY INSTRUMENT NO. 20051202-0145046, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

GRANTOR WARRANTS THAT THE SUBJECT PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR'S SPOUSE AND AS SUCH IS NOT SUBJECT TO ANY MARITAL RIGHTS THEREIN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3703 Meadowbrook Avenue, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 8th day of August, 2012.

WARRANTY DEED
(Continued)

Jennifer Polston

STATE OF MI

COUNTY OF MASON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Polston, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of August, 2012.

Notary Public

My Commission Expires: 3-21-2018

Kayleen DeLazzer, Notary Public
State of Michigan
County of Mason
My Commission Expires 03/21/2018
Acting in the County of MASON

(SEAL)

KAYLEEN DELAZZER NOTARY PUBLIC MASON COUNTY, MI

RETURN TO:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215