39-B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Lynn E. Pollan, Trustee of the Lynn E. Pollan Trust, dated February 17, 2011, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Philip Daniel Baltz, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 8716, together with Carport No. 8716-C, of River Plantation, Section XI, Phase 1A, Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation, Section Eleven, Phase 1A, Condominiums, of record in Book 10628, Page 661, and annexation of Section Eleven, Phase 1A, in Book 11029, Page 592, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10628, Page 677, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation, Section XI, Phase 1A, Condominiums, of record in Book 9700, Page 694, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lynn E. Pollan, Trustee of the Lynn E. Pollan Trust, dated February 17, 2011 by Quitclaim deed from Lynn E. Pollan, a widow, dated April 11, 2011, of record as Instrument Number 20110505-0034491, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8716 Sawyer Brown Road, Nashville TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of August, 2012.

Lynn E. Pollan, Trustee of the Lynn E. Pollan Trust dated February 17, 2011

Lynn E Pollan, Trustee

Lynn E. Pollan, Trustee

witness: Robert D. McCann

date: 8/15/12

BILL GARRETT, Davidson County
Trans:T20120062862 DEEDWARR
Recvd: 08/22/12 13:53 2 pgs
Fees:13.00 Taxes:703.00

20120822-0075579

State of FLORIDA)
County of BROWARD)

On this 15 day of August, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lynn E. Pollan, as Trustee of the Lynn E. Pollan Trust dated February 17, 2011, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed as Trustee of said Trust.

Linda M. Smith
Notary Public

My Commission Expires: 8-24-2015

LINDA M SMITH
Notary Public - State of Florida
My Comm. Expires Aug 24, 2015
Commission # EE 124932
Bonded Through National Notary Assn.

State of ~~Tennessee~~ Florida
County of ~~Davidson~~ Broward

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 190,000.00.

Lynn E. Pollan, Trustee
Affiant

Sworn and subscribed before me on this the ~~14th~~ 15th day of August, 2012.

Linda M. Smith
Notary Public

My Commission Expires: 8-24-2015

LINDA M SMITH
Notary Public - State of Florida
My Comm. Expires Aug 24, 2015
Commission # EE 124932
Bonded Through National Notary Assn.

NEW OWNER:
Philip Daniel Baltz
8716 Sawyer Brown Road
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
142-13-C-93