(1)



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$880,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2012.

Notary Public

My commission expires: 12-10-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard Shannon Pollard, Jr. and Anissa Rene Pollard	New Owners	**117-11-0-077.00**
1758 Hillmont Dr.		BILL GARRETT, Davidson County Trans:T20120074600 DEEDWARR Recvd: 10/02/12 15:21 2 pgs Fees:13.00 Taxes:3256.00
Nashville, TN 37215		20121002-0089996

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KEVIN MCGINN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD SHANNON POLLARD, JR. AND ANISSA RENE POLLARD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2, as shown on the map entitled Hillmont Height Townhomes, of record as Instrument No. 20120312-0021272 and amended as Instrument No. 20120802-0068343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to KEVIN MCGINN by Warranty Deed from GAYE G. CONDURELIUS AND HUSBAND, STEVEN GEORGE CONDURELIS, III, of record as Instrument No. 20120120-0005636, dated January 19, 2012, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **1758 Hillmont Dr., Nashville, TN 37215.**

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 27th day of September, 2012.

Kevin McGinn

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kevin McGinn**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **September, 2012.**

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12

