THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13012995**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Affiant Subscribed and sworn to before me, this26th day of February, 2013. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20130017004 DEEDWARR
Recvd: 03/01/13 09:12 2 pgs
Fees:13.00 Taxes:333.00
20130301-0020484

WARRANTY DEED

Address New Owner: Clayton Pollard and Sara Bielaczyc 205 Ben Allen Rd Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 060-08-0 055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rick King, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara Bielaczyc, a single woman and Clayton Pollard, a single man, as joint tenants with the right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being part of the Southerly part of Lot No. 14 of E.A. Lindsley Subdivision, of record in Book 547, Page 144, Register's Office for said County, described as follows:

Beginning in the Northerly margin of Ben Allen Road, 146 feet East of the Northeast corner of said Road and Hillside Avenue; thence North 376 feet more or less to a point, which is 122 feet East of Hillside Ave; thence East 60 feet to a point; thence South 345 feet more or less to the Northerly margin of Ben Allen Road; thence with said Road, Southwesterly 60 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Mary Dishman and Roy Dishman (deceased) to Rick King as recorded on the 15th day of December, 2004 in Instrument No. 20041215-0149133 and Warranty Deed from Alvin L. Escue and George B. Escue to Roy Dishman and wife, Mary Dishman as recorded on the 24th day of August, 1962 in Deed Book 3430, Page 463, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.A. LINDSLEY SUBDIVISION, as recorded in Plat Book 547, Page(s) 144.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 205 Ben Allen Rd Nashville TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of February, 2013.

Rick King

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rick King, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of February, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014