RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133671

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130092180 DEEDWARR
Recvd: 10/28/13 11:25 2 pgs
Fees:13.00 Taxes:185.00
20131028-0111808

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

M. Menke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2013.

NOTARY PUBLIC

My commission expires: 1/11/17

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SHAMEKA JOHNSON
My Comm. Expires January 11, 2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Polston 2542 Stinson Rd. Nashville, TN 37214	Same as new owner	081-160-604.00

FOR AND IN CONSIDERATION of the sum of Fifty Thousand and 00/100 Dollars ($50,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID HOBSON, UNMARRIED, AND BIRDIE R. HOBSON, UNMARRIED**, hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL T. POLSTON**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 23 on the Plan of B.W. Hall's Addition as of record in Book 17, page 261, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 58 feet on the easterly side of 11th Avenue North, formerly Cumberland Street, and runs back 150 feet, more or less, to an alley and measures 47 feet thereon.

Being the same property conveyed to David Hobson and Birdie R. Hobson, by Quitclaim Deed from Katherine Cobble, dated 7/7/2004, recorded 7/7/2004, of record in Instrument No. 20040707-0080812, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1010 11th Avenue North, Nashville, TN 37208.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of October, 2013.

DAVID HOBSON

BIRDIE R. HOBSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David Hobson and Birdie R. Hobson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of October, 2013.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public

My commission expires: 12/23/2014