This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 096050
PARCEL: 04400

New Owners Address & Send Tax Bills to:
Michael Tim & Karen G. Polston
2542 Stinson Road
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20130096715 DEEDWARR
Recvd: 11/13/13 11:56 2 pgs
Fees:13.00 Taxes:425.50
20131113-0117248

WARRANTY DEED

THIS INDENTURE, made this 7th day of November, 2013 between

Timothy S. Carver

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Michael Tim Polston and wife, Karen G. Polston

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, as follows:

Being parts of Lots Nos. 53 and 54 on the Map of Bluefields, Section No. 2, of record in Book 843, Page 34, Register's Office for said County, and being Lot No. 2 on the Map of R.D. Stanford's Re-subdivision of certain lots in Bluefields, not of record, an described according to a survey made by S.R. Sanford, Jr., Civil Engineer, April 20, 1942 as follows:

Beginning at a point in the Northerly margin of Cumberland Circle 2 feet East of the common corner of Lots Nos. 53 and 54 of said Bluefields Subdivision; thence Northerly 238.3 feet to a point 10 feet West of the common corner of Lots Nos. 53 and 54 of said Bluefields Subdivision; thence Westerly 65 feet to a point; thence Southerly 275.4 feet to a point in the Northerly margin of Cumberland Circle; thence with the Northerly margin of Cumberland Circle Easterly 76 feet to the point of beginning.

Being the same property conveyed to Timothy S. Carver by Warranty Deed from the Estate of Alene H. Rigney of record in Instrument Number 20131022-0109981, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 245 Cumberland Circle, Nashville, TN 37214.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Timothy S. Carver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy S. Carver, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $115,000.00.

Affiant

Sworn to and subscribed before me, this 7th day of November, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY