BILL GARRETT, Davidson County
Trans:T20140018361 DEEDWARR
Recvd: 03/19/14 10:29 2 pgs
Fees:13.00 Taxes:617.90
20140319-0022634

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133783

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2014.

NOTARY PUBLIC

My commission expires: 5-20-14

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Malee A. Cherry 245 Cumberland Circle Nashville, TN 37214	Wells Fargo Bank, N.A. 6200 Park Avenue Des Moines, IA 50321	096-05-0-044.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Seven Thousand and 00/100 Dollars ($167,000.00), 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, **MICHAEL TIM POLSTON AND WIFE, KAREN G. POLSTON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MALEE A. CHERRY, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being parts of Lot 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 Michael Tim Polston and wife, Karen G. Polston, by Warranty Deed from Timothy S. Carver, dated 11/7/2013, recorded 11/13/2013, of record in Instrument No. 20131113-0117248, in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) 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 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of March, 2014.

MICHAEL TIM POLSTON

KAREN G. POLSTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael Tim Polston and wife, Karen G. Polston, 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 14th day of March, 2014.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 7-24-2017