RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140024705 DEEDWARR
Recvd: 04/11/14 12:29 2 pgs
Fees:13.00 Taxes:362.60
20140411-0030550

WARRANTY DEED

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 7/6/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John H. Polk	Pinnacle Bank	05316009300
(NAME)	(NAME)	
312 Pitts Avenue	150 Third Ave S. #900	
(ADDRESS)	(ADDRESS)	
Old Hickory , TN 37138	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Emerald Creek Properties, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Polk, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Tract No. 5 on the Plan of Life and Casualty Co's Subdivision, not of record, described according to a survey by T.R. Sanford, dated 9/19/50 and John Kohl, dated 3/17/66.

Beginning at a point in the center line of Pitts Avenue, formerly Old Hadley Bend Road, at Old Hopewell Road, at the corner of Tracts 5 and 6, being the Northwesterly corner of Tract 6, conveyed to W.R. Kimbrough and wife, by deed of record in Book 965, Page 180, Register's Office for Davidson County, Tennessee; thence along Kimbrough's Westerly line, South 8 degrees West 322.0 feet to York's Northeasterly corner; thence Westerly 93.6 feet to a point; thence Northerly 325.5 feet, more or less, to the center line of said Pitts Ave., thence with the center line of said avenue, south 65 degrees East 100 feet to the point of beginning.

Being the same property conveyed to Emerald Creek Properties by Cash Deed for Tennessee dated December 5, 2013, from, Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20131206-0124292, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO ANY NOTES, EASEMENTS, ETC., ACCORDING TO SURVEY BY T.R. SANFORD, DATED 9/19/50 AND JOHN KOHL DATED 3/17/66; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY; SUBJECT TO RIGHT OF WAY OF PITTS AVENUE, FORMERLY OLD HADLEY BEND RD.

unimproved ☐

This is improved ☑ property, known as 312 Pitts Ave., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 28th day of March, 2014.

Emerald Creek Properties

By:_____
Greg K. Self, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Greg K. Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the partner(s) of **Emerald Creek Properties**, the within named bargainor, a partnership, and he as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner(s).

WITNESS my hand and seal this 28th day of March, 2014.

My Commission Expires:
1-9-16

_____
Notary Public,

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115