RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN144401

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045033 DEEDWARR
Recvd: 06/25/14 11:03 2 pgs
Fees:13.00 Taxes:1143.30
20140625-0055500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2014.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
David Cornelius Davis and Tammy Davis 1010 11th Avenue North Nashville, TN 37208	Same as new owner	081-16-0-604.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Nine Thousand and 00/100 Dollars ($309,000.00), 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 T. POLSTON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID CORNELIUS DAVIS AND WIFE, TAMMY DAVIS**, 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 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 also the same property conveyed to Alex Cobble and wife, Elnora Coble, by Warranty Deed from Richard Smith, unmarried, as of record in Book 4292, page 940, Register's Office for Davidson County, Tennessee. The said Elnora Cobble having since died on September 6, 1985, property passed to Alex Cobble as surviving tenant by the entirety. The said Alex Cobble having since remarried Katherine Cobble on March 13, 1987. Alex Cobble died intestate in Davidson County, Tennessee on April 10, 1999, being survivied by his sole heir at law, Katherine Cobble,a s reflected in Affidavit of Heirship of record in Instrument No. 20020412-0045838, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael T. Polston by Warranty Deed from David Hobson, unmarried and Birdie R. Hobson, unmarried, dated October 24, 2013, recorded October 28, 2013, of record in 20131028-0111808, 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 he is lawfully seized and possessed of said real estate; that he 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 covenants and binds himself, his 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 18th day of June, 2014.

Michael T. Polston

MICHAEL T. POLSTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal, this the 18th day of June, 2014.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017