BILL GARRETT, Davidson County
Trans:T20140049550 DEEDWARR
Recvd: 07/11/14 09:56 2 pgs
Fees:13.00 Taxes:924.63
20140711-0061125

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2014.

NOTARY PUBLIC

My commission expires: 12/21/2014

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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
Simone Loughlin, et al. 2805 Renee Drive Nashville, TN 37214	Same as new Owner	084-07-0-046.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($249,900.00), 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, **HOLLY POLSTON AND JAMES POLSTON, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SIMONE LOUGHLIN AND KENWARD COOPER, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Sunny Acres, Section II, as of record in Book 2663, page 39, Register's Office for said county.

Being the same property conveyed to Holly Polston and James Polston, wife and husband by Deed from Kenneth W. Knight, an unmarried man, dated July 31, 2012, recorded August 9, 2012, of record in Instrument No. 20120809-0071250, in the Register of Deeds for Davidson County, Tennessee.

Being also the same property conveyed to Kenneth W. Knight, an unmarried man, by Warranty Deed from Robert E. Batey, Trustee, dated 8/15/2008, recorded 9/4/2008, of record in Instrument No. 20080904-0090826, 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 10th day of July, 2014.

HOLLY POLSTON

JAMES POLSTON

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public, Holly Polston and James 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 10th day of July, 2014.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My commission expires: 12/21/2014