WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-VRES-14-917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Polland and Vincent Polland	**Pinnacle Bank**	
(NAME) **917 Russell Street**	(NAME) **150 3rd Avenue South, Suite 900**	**082-16-0-110.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KENNETH E. ANDERSON AND DONNA B. ANDERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH POLLAND AND VINCENT POLLAND, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the west 66 feet of Lot No. 51 on the Map of Barrow's Addition to Edgefield, as of record in Plan Book 1, Page 13, of the Chancery Court of Nashville, and at the northwest triangular part of Lot No. 2 on the Map of the Subdivision of Lot No. 15, Payne's Addition to Edgefield, of record in Book 21, page 103, in the Register's Office for said County, described as follows:

Beginning at a point on the North margin of Russell Street at the common corner of Lots 50 and 51 of the Barrow's Addition to Edgefield; thence easterly along the North margin of said street 66 feet to a point; thence at right angles and in a northerly direction 170 feet to a point in the south margin of a 16 foot alley; thence westerly with the south margin of said alley 66 feet to the dividing line between the said Lots 50 and 51; thence at right angles southerly 170 feet to the point of beginning.

Being the same property conveyed to Kenneth E. Anderson and wife, Donna B. Anderson by deed from E.F. Inman of record in Book 9235, page 857, Register's Office for Davidson County, Tennessee, dated January 28, 1994 and recorded on February 1, 1994. .

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 13, Chancery Court for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 103, Register's Office for Davidson County, Tennessee.
- Encroachment of the retaining wall and concrete extending onto Lot No. 2, the adjoining property, in accordance with the loan inspection survey of John Kohl & Company, P.C., dated January 14, 1994.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **917 Russell Street, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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.

BILL GARRETT, Davidson County
Trans:T20140053255 DEEDWARR
Recvd: 07/23/14 13:18 2 pgs
Fees:13.00 Taxes:1443.00
20140723-0065468

Witness my/our hand(s) this the 21st DAY OF JULY, 2014.

Kenneth E. Anderson

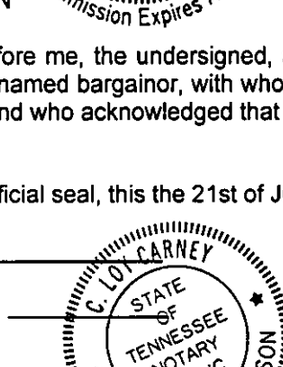
Donna B. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH E. ANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of July, 2014.

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA B. ANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of July, 2014.

Notary Public
My Commission Expires:
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212