BILL GARRETT, Davidson County
Trans:T20140054816 DEEDWARR
Recvd: 07/29/14 14:14 2 pgs
Fees:13.00 Taxes:442.15
20140729-0067415

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

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2014. NOTARY PUBLIC My commission expires: 9-11-17

SUSAN ERENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

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
Sandra J. Reddy 3402 Lauer Drive Nashville, TN 37214	Franklin American Mtg 501 Corporate Centre Dr Suite 400 Franklin, TN 37067	09709001900

FOR AND IN CONSIDERATION of the sum of One Hundred Nineteen Thousand Five Hundred and 00/100 Dollars ($119,500.00), 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, **BEN POLSTON AND WIFE, JESSICA POLSTON (F/K/A JESSICA ATTKISSON)**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SANDRA J. REDDY, AN UNMARRIED WOMAN**, 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 7, HICKORY BEND, SECTION 7, as shown on plat of record in Plat Book 3600, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ben Polston (incorrectly referred to as "Ben Polsten" on prior deed of record), an unmarried person and Jessica Attkisson, an unmarried person by Warranty Deed from Jonathon K. Wright and wife Christy Wright, recorded on the 5th day of December, 2006 in Instrument No. 20061205-0150263, in the Register's Office of Davidson County, Tennessee.

Upon oath, Ben Polston warrants, covenants and certifies that he is one and the same person as Ben Polsten.

Upon oath, Jessica Polston warrants, covenants and certifies that she is one and the same person as Jessica Attkisson.

The address of the herein described property is believed to be 3402 Lauer Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy,

the legal description herein shall control.

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 25th day of July, 2014.

BEN POLSTON

JESSICA POLSTON (F/K/A JESSICA ATTKISSON)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ben Polston and Jessica 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 25th day of July, 2014.

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Notary Public

My commission expires: