mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140057904 DEEDWARR
Recvd: 08/07/14 13:04 2 pgs
Fees:13.00 Taxes:847.30
20140807-0071247

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $229,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JULY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6389 KIEFFER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Elizabeth Kieffer	F & M Bank	098-13-0-A-8.00 CO
4729 Cape Hope Pass	50 Franklin Street	
Hermitage, TN 37076	Clarksville TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

MARK POLLARD AND WIFE, DANA POLLARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH KIEFFER, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 8, NEW HOPE POINT, PHASE ONE, SECTION TWO, as shown on plat of record in Plat Book 9700, Page 431, 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 Mark Pollard and Dana Kolb, both unmarried by Warranty Deed from D.R. Horton, Inc. DBA Torrey Homes, recorded on the 4th day of February, 1999 in Deed Book 11327, Page 384, in the Register's Office of Davidson County, Tennessee. Dana Kolb, now being known as Dana Pollard.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NEW HOPE POINT, PHASE ONE, SECTION TWO, as recorded in Plat Book 9700, Page(s) 431, Surveyor's Certificate of Correction recorded at Instrument No. 20010531-0056257 and Boundary Plat recorded in Plat Book 9700, Page 275, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10290, Page 1, Instrument No. 200006280064247, Book 10330, Page 782 and Book 10537, Page 110 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20080623-0064598.

f. Charter of Homeowners Association recorded at Instrument No. 200006070065879.

g. Conveyance for common areas recorded at Instrument No. 200006070056880.

h. Note: The previous warranty deed from D.R. Horton, Inc. DBA Torrey Homes to Mark Pollard and Dana Kolb, both unmarried, dated January 29, 1999, having a consideration pf $166,900, as filed of record in the Register of Deeds Offcie.

The company hereby states that this information has nothing to do with the status of the real property and will not impact the coverage afforded by First American Title Insurance Company.

This is improved property known as 4729 Cape Hope Pass, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Witness our hand on the 30th day of July, 2014.

Mark Pollard

Dana Pollard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MARK POLLARD AND DANA POLLARD, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of July, 2014.

Notary Public J. Carlton Drumwright

My Commission Expires: October 02, 2017

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6389 KIEFFER

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067