WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/14 12:28 2 pgs
Fees:13.00 Taxes:92.50
20140818-0074608

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $25,000.00.

Affiant

Subscribed and sworn to before me this 15th day of August, 2014

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
M.T. Polston	SAME	043-11-0-120.00
2542 Stinson Road		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Chris Buckner d/b/a PHP Lot Masters**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **M.T. Polston**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, being part of Lot No. 1 on the plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being Lot No. 89 on the plan Resubdivision of Lots Nos. 1 and 13 of Anderson Estates, not of record, described as follows, to wit: Beginning on the easterly margin of McArthur Drive at a point 475.8 feet, more or less, south of the southeast corner of said McArthur Drive and Dupont Avenue, being the corner of of Lots Nos. 88 and 89; thence with the line between said two lots eastwardly 150 feet to the common corner of Lots Nos. 12 and 13, 88 and 89, thence with the line between Lots 12 and 89, southward 50 feet to a common corner of Lots Nos. 11, 12, 89 and 90; thence with the line between said Lots No. 89 and 90 westwardly 150 feet to the easterly margin of McArthur Drive; thence with said Drive northwardly 50 feet to the beginning.

Being the same property conveyed to Chris Buckner d/b/a PHP Lot Masters, by deed from Fannie Mae a/k/a Federal National Mortgage Association, on July 28, 2009, of record in Instrument Number 20090928-0089948, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130., page 37, Register's Office Davidson County, Tennessee.

This is improved property known as: **114 McArthur Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this August 15, 2014.

Chris Buckner
d/b/a PHP Lot Masters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Chris Buckner** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 15, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE