RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144344

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00. M. Merkle AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2014. NOTARY PUBLIC My commission expires: 7-24-2017

BILL GARRETT, Davidson County
Trans:T20140061534 DEEDWARR
Recvd: 08/20/14 10:16 2 pgs
Fees:13.00 Taxes:1372.70
20140820-0075612

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Denise Barnes 107 Hidden Springs Lane Peachtree City, GA 30269	Same address as new owner	118-10-0-120.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy One Thousand and 00/100 Dollars ($371,000.00), 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, **MICHAEL S. POLLARD** an unmarried man, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DENISE BARNES AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her 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 Number 59, on the plan of Part of the O.F. Noel Estate, Pleasant Valley, of record in Book 1424, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot Number 59 fronts 75.0 feet on the easterly margin of Woodhaven Road and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Michael S. Pollard, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated 9/20/2012, recorded 10/31/2012, of record in Instrument No. 20121031-0099882, in the Register's Office for Davidson County, Tennessee.

AND BEING the same property previously conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed 3/12/2012 and recorded in Instrument No. 20120312-0021051, said Register's Office.

The address of the herein described property is believed to be 3408 Woodhaven Drive,

Nashville, TN 37204, 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), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he 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 are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of August, 2014.

MICHAEL S. POLLARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael S. Pollard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of August, 2014.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017