THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for the transfer is $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August, 20 14

Notary Public
My Commission Expires: 11-3-15

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER:
Polak Properties, LLC
2212 Dortch Avenue
Nashville, TN. 37210

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.:
Parcel ID: 11901016600

WARRANTY DEED

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 acknowledged, I, Sherri L. Green, f/k/a Sherri L. Smith, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Polak Properties, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE, it's successors 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 No. 202 on the Plan of Overhill City and W. H. Fox, of record in Book 332, Page 21, Register's Office for said county.

SAID Lot No. 202 fronts 50 feet on the easterly margin of Dortch Avenue and extends back between parallel lines 150 feet to a 12 foot alley.

Being the same property conveyed to Sherri L. Smith by deed from Paul E. Cox and wife, Ruby B. Cox, of record in Book 5333, Page 638, said Register's Office, dated August 31, 1978. The said Sherri L. Smith is now known as Sherri L. Green.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 21, said Register's Office.

Sherri L. Green and Sherri L. Smith being one and the same person.

This conveyance is subject to any and all, zoning regulations, and building restrictions and setback lines, easements and rights of way for public utilities of record.

This is ( ) Unimproved, (X) Improved Property known as: 2210 Dortch Avenue – Nashville, TN 37210.

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, it's successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, it's successors 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 my hand this 22nd day of August, 2014.

GRANTOR

Sherri L. Green

BILL GARRETT, Davidson County
Trans:T20140062717 DEEDWARR
Recvd: 08/25/14 10:28 2 pgs
Fees:13.00 Taxes:277.50
20140825-0077181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Sherri L. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of August, 2014.

My commission expires: 11-3-15

Notary Public

