This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$250,000.00~~

R. Pollard

Affiant

Subscribed and sworn before me this the 21st day of October, 2014.

Notary Public
My commission expires: 9/10/18

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Russell Pollard	Mortgage Investors Group	073-13-0-132.00
322 Pioneer Lane	8320 East Walker Springs Lane	
Nashville, TN 37207	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID S. HART AND GARY HART AND CLAIRE HART, ALL AS TENANTS IN COMMON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RUSSELL POLLARD, AN UNMARRIED MAN AND DEIDRA E. WATSON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Dugger Heights Section III of record in Plat Book 1835, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Ruth Duke Nix by deed from W. E. Nix, Jr., of record in Book 8392, Page 121, Register's Office for Davidson County, Tennessee, dated June 26, 1991 and recorded on July 5, 1991.

Being the same property conveyed to David S. Hart, Gary Hart and Claire Hart, all as tenants in common by deed from Mary Ruth Duke Nix of record in Instrument No. 20140409-0029538, Register's Office for Davidson County, Tennessee, dated April 08, 2014 and recorded on April 09, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2603 Highview Drive, Nashville, TN 37206.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 21st day of October, 2014.

David S. Hart

Gary Hart

Claire Hart

BILL GARRETT, Davidson County
Trans:T20140080854 DEEDWARR
Recvd: 10/27/14 15:18 2 pgs
Fees:13.00 Taxes:925.00
20141027-0098977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David S. Hart, and Gary Hart and Claire Hart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2014.

My commission expires: 9/10/18

Notary Public

