BILL GARRETT, Davidson County
Trans:T20150007898 DEEDWARR
Recvd: 02/02/15 10:21 2 pgs
Fees:13.00 Taxes:1184.00
20150202-0009327

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-2-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara H. Sellars, unmarried	SAME AS NEW OWNER (NAME)	064030A06200CO
1712 Grandy Place (ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Harden Ben Pollock and Lavinia Pollock, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Barbara H. Sellars, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 90 ON THE PLAN OF PHASE TWELVE, SECTION ONE, BRANDYWINE POINTE, OF RECORD IN PLAT BOOK 7900, PAGE 881, AND SURVEYOR'S CERTIFICATE OF CORRECTION IN BOOK 9828, PAGE 822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO HARDEN BEN POLLOCK AND LAVINIA POLLOCK, HUSBAND AND WIFE BY DEED FROM ALTON S. MINTON AND RENEE MINTON, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20040720-0086330, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

HARDEN BEN POLLOCK EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF LAVINIA POLLOCK, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20150202-0009326, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1712 Grandy Place, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is 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 my/our hand(s) this 30th day of January, 2015.

WARRANTY DEED
(Continued)

Harden Ben Pollock

Lavinia Pollock by Harden Ben Pollock,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harden Ben Pollock, the herein bargainor, 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, this the 30th day of January, 2015.

Tammy Duncan
Notary Public

My Commission Expires: 4/20/15

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee :
County of Davidson

On this 30th day of January, 2015, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Harden Ben Pollock, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lavinia Pollock and acknowledged that such person executed the same as the free act and deed of Lavinia Pollock

Witness my hand and seal, this 30th day of January, 2015.

Tammy Duncan
Notary Public

My commission expires: 4/20/15

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072