BILL GARRETT, Davidson County
Trans:T20150016990 DEEDWARR
Recvd: 03/09/15 15:50 2 pgs
Fees:13.00 Taxes:502.83
20150309-0020127

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155450

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00.

Kristen Bell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2015.

NOTARY PUBLIC

My commission expires: 7-3-17

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
Julie A. Hollis Jacob C. Miller 258 Bonnalyn Drive Hermitage, TN, 37076	COMMUNITY MORTGAGE 1904 S E. VALLEY VIEW PKWY, SUITE F INDEPENDENCE, MO 64055	075-13-0-060.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand Nine Hundred and 00/100 Dollars ($135,900.00), 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, **M.T. POLSTON, MARRIED***, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JULIE A. HOLLIS AND JACOB C. MILLER AS JOINT TENANTS**, 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 215 (Revised), Hermitage Hills, of record in Plat Book 2900, Page 112, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to M.T. Polston, married, by Warranty Deed from Lois P. McCormick, dated October 17, 2014 and recorded October 22, 2014, of record in Instrument Number 20141022-0097572, in the Register's Office of Davidson County, Tennessee.

BEING the same property previously conveyed to Lois P. McCormick by Warranty Deed from Ahtoon Soon and wife, Pamela Soon, dated 8/2/2013, recorded 8/7/2013, of record in Instrument No. 20130807-0082831, in the Register's Office for Davidson County, Tennessee.

AND BEING the same property previously conveyed to Ahtoon Soon and wife, Pamela Soon by Warranty Deed from Robert K. Thurber and wife, Caryl A. Thurber, dated 11/20/2007, recorded 11/30/2007, of record in Instrument No. 20071130-0138928, said Register's Office.

*This property is not the residence of seller or seller's spouse.

The address of the herein described property is believed to be 258 Bonnalyn Drive, Hermitage , TN 37076, 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 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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 5th day of March, 2015.

M.T. POLSTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, M.T. Polston, 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 5th day of March, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public

Steven T. Morris
Printed Notary Name

My commission expires: 7.3.17