When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20150019440 DEEDWARR
Recvd: 03/17/15 14:00 2 pgs
Fees:13.00 Taxes:495.80
20150317-0022952

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155420

WARRANTY DEED

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015.

NOTARY PUBLIC

My commission expires: 4/17/16

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
Benjamin White and wife, Jessica White 114 McArthur Dr. Madison, TN 37115	Farmington Mortgage, a Division of Capstar Bank 2002 Richard Jones, Ste. 300A Nashville, TN, 37215	043-11-0-120.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Four Thousand and 00/100 Dollars ($134,000.00), 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, **M. T. POLSTON, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN N. WHITE AND JESSICA E. WHITE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land located in Davidson County, Tennessee, being part of Lot No. 1 on the plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, being Lot No. 89 on the plan Resubdivision of Lots Nos. 1 and 13 of Anderson Estates, not of record, described as follows, to wit:

Beginning on the easterly margin of McArthur Drive at a point 475.8 feet, more or less, south of the southeast corner of said McArthur Drive and Dupont Avenue, being the corner of of Lots Nos. 88 and 89; thence with the line between said two lots eastwardly 150 feet to the common corner of Lots Nos. 12 and 13, 88 and 89, thence with the line between Lots 12 and 89, southward 50 feet to a common corner of Lots Nos. 11, 12, 89 and 90; thence with the line between said Lots No. 89 and 90 westwardly 150 feet to the easterly margin of McArthur Drive; thence with said Drive northwardly 50 feet to the beginning.

BEING the same property conveyed to Chris Buckner DBA PHP Lot Masters, by Deed dated July 23, 2009 and recorded September 28, 2009, of record in Instrument No. 20090928-0089948, in the Office of the Register of Deeds of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to M. T. Polston, by Warranty Deed from Chris Buckner d/b/a PHP Lot Masters, dated August 15, 2014 and recorded August 18, 2014, of record in Instrument No. 20140818-0074608, in the office aforesaid.

The address of the herein described property is believed to be 114 McArthur Dr., Madison, TN 37115, 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), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they 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 covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY/OUR HANDS, this the 13th 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of March, 2015.

Notary Public

DAVID WEBBER

Printed Notary Name

My commission expires: 10/2/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY