WARRANTY DEED

Return To:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thomas Tyler Blalock and Lauren A. Blalock	First Farmers & Merchants Bank	093-05-2A-102.00-CO
(NAME)	(NAME)	
222 Polk Ave Apt 103	816 S. Garden Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christina A. Polosky and Kevin M. Polosky, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas Tyler Blalock and Lauren A. Blalock, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 103 of Watauga Condominiums (formerly known as Polk Manor Condominiums), a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Watauga Condominiums (formerly known as Polk Manor Condominiums) of record in Book 6339, Page 281, and amended in Book 6697, Page 889 and amended and restated in Instrument No. 20061025-0132105, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

File Number: NAT-150754

BILL GARRETT, Davidson County
Trans:T20150030366 DEEDWARR
Recvd: 04/22/15 09:47 2 pgs
Fees:13.00 Taxes:740.00
20150422-0035840

Being the same property conveyed to Christina A. Polosky and Kevin M. Polosky by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated August 12, 2010, recorded September 24, 2010 in Instrument No. 20100924-0076046, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all matters appearing on the plan(s) of record; (d) all matters referenced in the master deed and by-laws; and (e) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 222 Polk Ave Apt 103, Nashville, TN 37203

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, has 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 our hands this 20th day of April, 2015.

Christina A. Polosky

Kevin M. Polosky

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Christina A. Polosky and Kevin M. Polosky, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of April, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-150754