WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/15 14:16 2 pgs
Fees:13.00 Taxes:1803.75
20150521-0047129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 5-06-2019
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sandra J. Presley	Sandra J. Presley	117 04 0 044.00
(NAME)	(NAME)	
11640 Burgess Drive	11640 Burgess Drive	
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37934	Knoxville, TN 37934	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Eighty-Seven Thousand Five Hundred And No/100 Dollars ($487,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Polymathic Properties, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sandra J. Presley, an unmarried woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the re-subdivision of T. W. Crutcher and Company's Plat of Jacob Hostettler's Subdivision of Lots nos. 1, 2 and 3 of the Bain Tract, as of record in Book 843, Page 71, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Said Lot No. 1 fronts 60 feet on the southerly side of Sweetbriar Avenue and runs back with the westerly margin of an alley 160 feet, more or less, to the northerly line of Lot 26-E and measures 64 feet 6 inches thereon.

Included in the above described property but specifically excluded therefrom is that property conveyed to the State of Tennessee by Deed of record in Book 4738, Page 533, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evelyn F. Rotier, a widow by Warranty Deed from Mary R. Smith, Anna R. Johnson, Madeline R. Holden, Elizabeth P. Schlattner, Ann P. Williams, Preston R. Perkerson, and Richard V. Perkerson dated March 25, 1982 and recorded April 13, 1982 in Book 5872, Page 622, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-151834

Further being the same property conveyed to Polymathic Properties, Inc., a California corporation by Warranty Deed from James R. Crouse, Executor of the Estate of Gladys Evelyn Freemon Rotier dated February 27, 2015 and recorded March 6, 2015 as Instrument No. 20150306-0019305, in said Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 2001 Sweetbriar Ave, Nashville, TN 37212

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 18th day of May, 2015.

Polymathic Properties, Inc.

BY: _____
Gregory S. Owen, authorized Signor

STATE OF ~~TENNESSEE~~ California

COUNTY OF Solano

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, ~~Jim Stratigos as~~ authorized signer for Polymathic Properties, Inc. 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.

egory S Owen

Witness my hand and official seal, this the 18th of May, 2015.

_____
Notary Public

My Commission Expires: July 16, 2016

(SEAL)

NCC1 MICHELLE PANIZZA Commission No. 1982283 NOTARY PUBLIC-CALIFORNIA SOLANO COUNTY My Comm. Expires JULY 16, 2016 NCC1

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

_____
Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018