RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155488

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150053439 DEEDWARR
Recvd: 07/02/15 10:21 2 pgs
Fees: 13.00 Taxes: 388.11
20150702-0064134

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,894.97.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2015.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Michael Pollard 3408 Woodhaven Road Nashville, TN 37204	Same address as new owner	086-07-0-069.00

FOR AND IN CONSIDERATION of the sum of One Hundred Four Thousand Eight Hundred Ninety Four and 97/100 Dollars ($104,894.97), 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, **JASON C. DRAGAVON AND WIFE, TIFFANY L. DRAGAVON, BY AND THROUGH THEIR LAWFUL ATTORNEY-IN-FACT, BEN WILSON**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL POLLARD, A MARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING LOT NO. 53 ON THE PLAN OF JACKSON'S RETREAT, PHASE 1, SECTION 1, AS OF RECORD IN PLAT BOOK 5200, PAGE 286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING the same property conveyed to Jason C. Dragavon and wife, Tiffany L. Dragavon, by Deed dated December 28, 2005 and recorded January 10, 2006, of record in Instrument No. 20060110-0003402, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 1005 Jacksons Valley Road, 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 on plat of record in Plat Book 5200, Page 286; to any and all restrictive covenants and/or easements 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, his heirs and assigns, forever.

The undersigned covenant with the said Grantee 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.

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, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 25th day of June, 2015.

Jason C Dragavon By B, Attorney in Fact
JASON C. DRAGAVON BY BEN WILSON, ATTORNEY-IN-FACT

Tiffany L. Dragavon By B, Attorney in Fact
TIFFANY L. DRAGAVON BY BEN WILSON, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 25th day of June, 2015 before me, appeared Ben Wilson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Jason C. Dragavon and Tiffany L. Dragavon and that said instrument was signed in behalf of the said Jason C. Dragavon and Tiffany L. Dragavon by himself as their attorney-in-fact.

Witness my hand at office this the day and year above written.

M. Menke
Notary Public

My commission expires: 5-8-2018

