BILL GARRETT, Davidson County
Trans:T20150076796 DEEDWARR
Recvd: 09/09/15 14:26 2 pgs
Fees:13.00 Taxes:175.75
20150909-0091680

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156491

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2015. NOTARY PUBLIC My commission expires: 10/3/18 DAVID P. WEBBER NOTARY PUBLIC STATE OF TENNESSEE 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
Tim Polston 206 30th St. Old Hickory TN, 37138	Same address as new owner	053-08-0-092.00

FOR AND IN CONSIDERATION of the sum of Forty Seven Thousand Five Hundred and 00/100 Dollars ($47,500.00), 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, **DELMER L. BIGGS AND WIFE, JULIA ANN BIGGS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **TIM POLSTON**, hereinafter called the Grantee(s), his 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 No. 9 of Block 16 on the Map of Dabbs & Elliott's Subdivision at Old Hickory, as of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Delmer L. Biggs and wife, Julia Ann Biggs, by Warranty Deed from Charles Aaron Lazenby and Carolyn Sue Lazenby, both married, dated June 9, 1989 and recorded June 15, 1989, of record in Book 7865, Page 703, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 305 28th Street, Old Hickory, TN 37138, 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.

D.L.B.
J.A.B.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of August, 2015.

Delmer L. Biggs
DELMER L. BIGGS

Julia Ann Biggs
JULIA ANN BIGGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Delmer L. Biggs and wife, Julia Ann Biggs, 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 21st day of August, 2015.

Notary Public

Bryant L Grantham
Printed Notary Name

My commission expires: 7-24-2017

