RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156606

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,834.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2015.

NOTARY PUBLIC

My commission expires: 03-10-19

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150088185 DEEDWARR
Recvd: 10/16/15 09:57 2 pgs
Fees: 13.00 Taxes: 543.29
20151016-0105278

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 |
|---|---|---|
| Spencer J. Lowe and Natalie M. Lowe<br>3535 Bell Road, #103<br>Nashville, TN 37214 | Same address as new owner | 053 12 0 143.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Six Thousand Eight Hundred Thirty Four and 00/100 Dollars ($146,834.00), 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, **TIM POLSTON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SPENCER J. LOWE AND NATALIE M. LOWE**,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:

Being Lot No. 3 of block 7 on the plan of Dabbs and Elliott's Subdivision No. 1, of record in Book 547, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING a portion of the same property conveyed to First Jordan, FLP, as Trustee of The 206 30th Street Trust, by Warranty Deed from Janice E. Dorris, dated July 29, 2013 and recorded August 1, 2013, of record in Instrument No. 20130801-0080468, in the Office of the Register of Deeds of Davidson County, Tennessee. THEREAFTER, being a portion of the same property conveyed to Regal Homes, Inc., by Warranty Deed from First Jordan, FLP, as Trustee of The 206 30th Street Trust, dated July 29, 2013 and recorded August 5, 2013, of record in Instrument No. 20130805-0081821, in the office aforesaid. Thereafter being the same property conveyed to Tim Polston by deed dated 05/27/2015 and recorded at Instrument # 20150529-0049810, said Register's Office.

The address of the herein described property is believed to be 206 30th 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.

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 he is lawfully seized and possessed of said real estate; that he 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 are being paid at closing.

The undersigned further covenants and binds himself, his 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.

Subject to Matters appearing on the plat recorded in Plat Book 547, Page 97, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".

Subject property is not the Grantors primary residence nor any of his dependents.

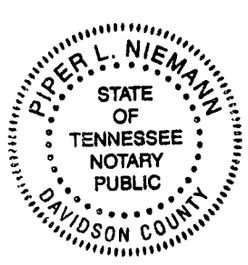
WITNESS MY/OUR HANDS, this the 15th day of October, 2015.

**TIM POLSTON**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Tim Polston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of October, 2015.




Notary Public

Printed Notary Name

My commission expires: 03-10-19