RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156654

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,739.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 03-10-19

BILL GARRETT, Davidson County
Trans:T20150088204 DEEDWARR
Recvd: 10/16/15 10:22 2 pgs
Fees:13.00 Taxes:565.13
20151016-0105295

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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
John P. Knotts III 4713 Delia Drive Antioch, TN 37013	Same address as new owner	053 12 0 142.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Two Thousand Seven Hundred Thirty Nine and 00/100 Dollars ($152,739.00), 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, **JOHN P. KNOTTS III**, an unmarried man 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:

Being Lot No. 4 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 the same property conveyed to Tim Polston, by Deed dated May 27, 2015 and recorded on May 29, 2015, of record in Inst. No. 20150529-0049812, in the Register's Office of Davidson County, Tennessee. Previously being part of that same property conveyed to Regal Homes, Inc. by deed dated July 29, 2013 and recorded at Instrument # 20130805-0081821, said Register's Office.

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), his 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), his 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 primary residence of the Grantor or 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.

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Printed Notary Name

My commission expires: 03-10-19