(1)

# WARRANTY DEED

LEE L. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amy Poklinkoski | US Bank, NA | 172-08-0B |
| (NAME) | (NAME) | (MAP) |
| 1633 Celebration Way | 3180 Rider Trail South | 031.00-CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37211-6828 | Earth City, MO 63045 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Sonya C. Ware and husband, Jason Matthew Ware, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Amy Poklinkoski, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Revised Final Plat, Phase One, Bridle Downs of record in Plat Book 6900, Pages 701 through 703, inclusive, and corrected in Book 8169, Page 240, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sonya C. Ware and husband, Jason Matthew Ware by Warranty deed from Walter F. Renn and wife, Rosanna M. Gatens of record in Instrument No. 20021219-0156743 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1633 Celebration Way, Nashville, Tennessee 37211-6828

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, have 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.

BILL GARRETT, Davidson County
Trans:T20160009583 DEEDWARR
Recvd: 02/04/16 10:32 2 pgs
Fees:13.00 Taxes:832.50
20160204-0010831

Witness my/our hand(s) this 29th day of January, 2016.

Sonya C. Ware

Jason Matthew Ware

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sonya C. Ware and Jason Matthew Ware with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of January, 2016.

Notary Public

My Commission Expires: 1/6/2020

LEE CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE