RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167120

BILL GARRETT, Davidson County
Trans:T20160010085 DEEDWARR
Recvd: 02/05/16 11:33 2 pgs
Fees:13.00 Taxes:628.63
20160205-0011412

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2016.

NOTARY PUBLIC

My commission expires: 3-20-18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER 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
Adam M. Neumann, a single man 305 28th Street Old Hickory, TN 37138	~~Same address as new owner~~ Movement Mtg. 841 Seahawk Ct Virginia Beach VA 23452	053-08-0-092.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($169,900.00), 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, **ADAM M. NEUMANN, A SINGLE 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:

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 Tim Polston by Deed from Delmer L. Biggs and wife, Julia Ann Biggs, dated August 21, 2015, recorded September 9, 2015, of record in Inst # 20150909-0091680, in the Register of Deeds for Davidson County, TN.

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.

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 2016 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 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.

WITNESS MY/OUR HANDS, this the 3rd day of February, 2016.

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 3rd day of February, 2016.

Notary Public

Tabatha Edwards
Printed Notary Name

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY