THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
2 Cadillac Drive
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans: T20160043721 DEEDWARR
Recvd: 05/24/16 15:29 2 pgs
Fees: 13.00 Taxes: 565.36

20160524-0052207

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May, 2016

Notary Public

MY COMMISSION EXPIRES: 9-10-18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Randall Polson	Christine Ishak	MAP
2094 Nashboro Blvd	2844 Lakeside Meadow Circle	PARCEL 135-12-0B-033.00
Nashville, TN 37217	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Clyde D. Rice and wife, Ann Rice**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Randall Polson and Christine Ishak**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Unit No. 33 on the plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7, (Fairway Pointe) of record in Book 11700, page 49 and 50, which amends the plat of record in Book 4660, page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clyde D. Rice and Ann Rice, husband and wife by Warranty Deed dated 04/30/2001 from NVR, Inc., a Virginia Corporation, successor by merger to Fox Ridge Homes, Inc. of record in Instrument 200105030045423, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2094 Nashboro Blvd, Nashville, TN 37217.**

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.

Witness this the 20th day of May, 2016.

Clyde D. Rice by Pamela Marshall, Attorney-in-Fact

Clyde D. Rice by Pamela Marshall, Attorney-in-Fact

Ann Rice by Pamela Marshall, Attorney-in-Fact

Ann Rice by Pamela Marshall, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela Marshall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Clyde D. Rice**, as his Attorney in Fact, as the free act and deed of the within named **Clyde D. Rice**.

Witness my hand and official seal this the 20th day of May, 2016.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela Marshall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Ann Rice**, as her Attorney in Fact, as the free act and deed of the within named **Ann Rice**.

Witness my hand and official seal this the 20th day of May, 2016.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public