This instrument prepared by and **Record and Return to**:
**Parthenon Title Agency, LLC**
**212 Oceola Ave**
**Nashville, TN 37209**
**(615) 829-5190**

File No.: **16-1231**

BILL GARRETT, Davidson County
Trans:T20160069999 DEEDWARR
Recvd: 08/12/16 10:03 2 pgs
Fees:13.00 Taxes:250.49
20160812-0084082

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **8/10/2016**, by and between **Nell Polk and husband Ronald Polk and Elizabeth Hatcher, an unmarried person as joint tenants with right of survivorship**, parties of the first part, and **William Cole, a married man**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND in Davidson County Tennessee, BEING Lot No. 64 on the plan of West Park Addition, of record in Book 2330, Page 39, Register's Office for said County.

SAID Lot No. 64, which is a corner lot, fronts 55.05 feet on the Northwesterly margin of Trice Drive and fronts 65 feet on the Southwesterly margin of Couch Drive, said frontages being joined by a curve having a length of 39.23 feet, and extends back 80 feet on the Northwesterly line and 90 feet on the Southwesterly line to a point of intersection.

BEING the same property conveyed to Nell Polk and husband, Ronald Polk, and Elizabeth Hatcher, an unmarried person, as joint tenants with right of survivorship, by Quitclaim Deed from Nell Polk formerly known as Nell Cole and Elizabeth Hatcher, joint tenants with rights of survivorship, recorded on 04/27/2006 in Instrument No. 20060427-0048338, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **091-06--150.00**
☒ Improved **909 Trice Drive, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Nell Polk

Ronald Polk
By Nell Polk, Attorney in Fact

**Elizabeth Hatcher**
**By Nell Polk, Attorney in Fact**

STATE OF **Tennessee**
COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Nell Polk, ~~Ronald Polk~~ and ~~Elizabeth Hatcher~~** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 10th day of August, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**
COUNTY OF **Davidson**

Before me personally appeared **Nell Polk** with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Ronald Polk and Elizabeth Hatcher** and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Ronald Polk and Elizabeth Hatcher** as his free act and deed.

Witness my hand and Notarial Seal this 10th day of August, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**********

Owner's Name: **William Cole**

and Address: **909 Trice Drive, Nashville, TN 37209**

Mail tax bills to

**Everett Financial, Inc. dba Supreme Lending**
**14801 Quorum Drive, Suite 300**
**Dallas, TX 75254**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$67,700.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**
COUNTY OF **Davidson**

Subscribed and sworn to before me this 10th day of August, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.