# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160075462 DEEDWARR
Recvd: 08/30/16 09:01 3 pgs
Fees:18.00 Taxes:2001.70
20160830-0090480

G-BR-16-1608-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $541,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **David S. Graves and Rachel L. Graves** | new owner | |
| (NAME) | (NAME) | **145-13-0-015.00** |
| **7277 Charlotte Pike #345** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (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, **DENNIS POLIAN AND JENNY POLIAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID S. GRAVES AND RACHEL L. GRAVES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Tyne Valley Estates, Section 5 of record in Plat Book 3600, Page 54, 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 Dennis Polian and Jenny Riordan, husband and wife by Quitclaim deed from Jenny M. Riordan, a married woman of record in Instrument No. 20151106-0113500 Register's Office for Davidson County, Tennessee, dated November 05, 2015 and recorded on November 06, 2015.

Being the same property conveyed to Jenny M. Riordan, a married woman by Special/Limited Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20100913-0072373 Register's Office for Davidson County, Tennessee, dated August 27, 2010 and recorded on September 13, 2010.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 54, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3766, Page 609, amended in Book 3788, Page 404 and Book 3813, Page 383, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1608 Otter Creek Rd , Nashville, Tennessee 37215-5219**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 19th DAY OF AUGUST, 2016.

Dennis Polian

Jenny Polian

STATE OF TEXAS
COUNTY OF BRAZOS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS POLIAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~19th~~ 18th KA of August, 2016.

Notary Public
My Commission Expires: 11-07-2016
(SEAL)

See attached

STATE OF TEXAS
COUNTY OF BRAZOS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNY POLIAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~19th~~ 18th KA of August, 2016.

Notary Public
My Commission Expires: 11-07-2016
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

## ALL-PURPOSE ACKNOWLEDGMENT

State of TEXAS

County of BRAZOS

On August 18, 2016 (DATE) before me, Ken E. Rogers (NAME OF NOTARY PUBLIC)

personally appeared Dennis Polian and Jenny Polian (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KEN E. ROGERS
Notary Public, State of Texas
Comm. Expires 11-07-2016
Notary ID 12671916-7

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

### DESCRIPTION OF ATTACHED DOCUMENT

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT**

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE