BILL GARRETT, Davidson County
Trans: T20160079861 DEEDWARR
Recvd: 09/12/16 15:39 2 pgs
Fees: 13.00 Taxes: 185.00
20160912-0095863

GILES COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RONI M. CURRY

STATE OF TENNESSEE
COUNTY OF GILES

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

x Monty E. Polk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Sept 2016.

Roni M Curry
Notary Public

MY COMMISSION EXPIRES: 11-18-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MONTY E. POLK, ET AL	**SAME**	**133-07-0-182.00**
(NAME) **2001 BIG DRY CREEK**	(NAME)	
(ADDRESS) **PULASKI, TN 38478**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, MONTY E. POLK, CONNIE POLK RAY, AND BONNIE POLK CHAFFIN, BEING ALL THE HEIRS AT LAW OF TORETA B. POLK,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONTY E. POLK AND CONNIE POLK RAY, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A 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. 38, on the map entitled Plan of Glencoe Acres Section I, of record in Plat Book 1835, page 138, 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 Edward E. Polk and wife, Toreta B. Polk, from James R. Read and wife, Mary L. Read, by deed dated March 4, 1957, of record in Book 5160, page 273, said Register's Office. Edward E. Polk, having died on or about November 15, 2001, leaving Toreta B. Polk as the surviving tenant by the entirety. Toreta B. Polk having died intestate on or about April 30, 2013. Her interest in the subject property passed to her heirs at law, Monty E. Polk, Connie Polk Ray and Bonnie Polk Chaffin, as evidenced by Affidavit of Heirship being recorded simultaneously herewith of record in Instrument No. 20160912-0095862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 1835, Page 136, and any and all other easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3347 MIMOSA DRIVE, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 our hands this 2 day of Sept, 2016.

Monty E. Polk
MONTY E. POLK

Connie Polk Ray
CONNIE POLK RAY

Bonnie Polk Chaffin
BONNIE POLK CHAFFIN

STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monty E. Polk, Connie Polk Ray, and Bonnie Polk Chaffin,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2 day of Sept, 2016.

My commission expires: 11-18-19

Roni M. Curry
Notary Public

GILES COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RONI M. CURRY