RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178436

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170007177 DEEDWARR
Recvd: 01/25/17 10:56 2 pgs
Fees:13.00 Taxes:333.00
20170125-0008111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, ON THIS THE 20th day of January, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

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
Tim Polston *et al* 1117 Brookstone Blvd. mt. Juliet, TN 37122	Same address as new owner	043 07 0 067.00

FOR AND IN CONSIDERATION of the sum of Ninety Thousand and 00/100 Dollars ($90,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **RONALD D. WILLIAMS AND WIFE, DORIS A. WILLIAMS**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **TIM POLSTON AND JAMES POLSTON**, hereinafter called the Grantees, their 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. 29 on the Plan of Archwood Acres, Section 2, as of record in Book 2331, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included in the above description but expressly excluded from this conveyance is that portion of land conveyed to Metropolitan Government of Nashville and Davidson County by deed dated 12/1/1969, of record in Book 4308, page 814, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald D. Williams and wife, Doris A. Williams and Florence V. Williams, as joint tenants with right of survivorship, by Quitclaim Deed from Florence V. Williams (widowed), dated 5/3/2007, recorded 5/7/2007, of record in Instrument #20070507-0054506, in the Register's Office for Davidson County, Tennessee. The said Florence V. Williams having since died on 10/28/13 leaving Ronald D. Williams and wife, Doris A. Williams as owner of fee simple title as surviving joint tenants.

The address of the herein described property is believed to be 309 Myatt Drive,

Madison, TN 37115, 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 on plat of record in Book 2331, page 12; to any and all restrictive covenants and/or easements 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 Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they 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 Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 20th day of January, 2017.

Ronald D. Williams
RONALD D. WILLIAMS

Doris A. Williams
DORIS A. WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ronald D. Williams and wife, Doris A. Williams, 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 seal, this the 20th day of January, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

