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

File No.: 17-1014

Davidson County DEEDWARR
Recvd: 02/06/17 15:41 3 pgs
Fees:18.00 Taxes:643.80
20170206-0012674

WARRANTY DEED

THIS INDENTURE, made and entered into this 1/30/2017, by and between Cecil Polston and Carol Denise Hickerson, Successor Co-Trustees of the Harold F. Polston Revocable Trust Agreement dated October 13,1993, parties of the first part, and Robert Carter, 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:

Being Lot No. 63 on the Plan of Perry Heights, of record in Book 2900, page 18, Register's Office, Davidson County, Tennessee.

Said Lot No. 63 fronts 115 feet on the north side of Elm Hill Pike and runs back 175.6 feet on the west line and 174 feet on the east line to a dead line in the rear which is a broken line, on which it measures 119.4.

Being the same property conveyed to Harold F. Polston, Trustee of the Harold F. Polston Revocable Trust Agreement dated October 13, 1993 by Quitclaim Deed from Harold F. Polston dated 10/13/1993, of record in Book 9114, Page 372, Register's Office for Davidson County, Tennessee.

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

Parcel ID # 96-13-66
☒ Improved 2716 Old Elm Hill Pike, Nashville, TN 37216
☐ 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.

Cecil Eugene Polston, Co-Trustee

Carol Denise Hickerson, Co-Trustee

STATE OF Tennessee

COUNTY OF **Davidson**

*Cecil Eugene Polston and Carol Denise Hickerson, Successor co-Trustees

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared ~~Harold F. Polston~~, **Trustee of the Harold F. Polston Revocable Trust Agreement dated October 13,1993** 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 30th day of January, 2017..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

****

Owner's Name: **Robert Carter**

and Address: **2716 Old Elm Hill Pike, Nashville, TN 37214**

Mail tax bills to New owner

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 **$174,000.00** 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 30th day of January, 2017..

Notary Public

My Commission Expires: 8/11/20

JILLIE DYESS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

True Copy Certification

I, Evelyn Watkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Rex Chamberlain, a notary public for this county and state, Evelyn Watkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-22-20

{Notary' Seal}

