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

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170292

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170022346 DEEDWARR
Recvd: 03/16/17 09:46 2 pgs
Fees:13.00 Taxes:481.00
20170316-0025605

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2017.

NOTARY PUBLIC

My commission expires: 8/18/18

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
Michael Pollard 1025 N. Clubhouse Court Franklin, TN 37067	Same address as new owner	150 07 0 067.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand and 00/100 Dollars ($130,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BEN WILSON, A MARRIED MAN AND SCOTT BAKER, AN UNMARRIED MAN,** hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL POLLARD, A MARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No 84 on the Plan of Section One, Towne Village of The Country, of record in Plat Book 5200, pages 55 and 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ben Wilson, a married man and Scott Baker, an unmarried man, by Warranty Deed from Jamie Jenkins, a married man, dated 1/13/2017, recorded 1/17/2017, of record in Instrument #20170118-0005328, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3140 Stoney Brook Circle, Antioch, TN 37013, 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 Plat Book 5200, pages 55 and 56; 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 Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee 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 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS OUR HANDS, this the 10th day of March, 2017.

as POF for Ben Wilson

BEN WILSON

SCOTT BAKER

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, a Notary Public, ~~Ben Wilson and~~ XXXXXXXXXX Scott Baker,* 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 10th day of March, 2017.

Jennifer Gentry
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 11/9/2020

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

*Scott BaKER, both individually and as Attorney-in-Fact for Ben Wilson