RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178723

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170030378 DEEDWARR
Recvd: 04/11/17 09:31 3 pgs
Fees:18.00 Taxes:1480.00
20170411-0035186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Cook Land Development LLC 2200 Lakeshore Dr Old Hickory, TN 37138	Same address as new owner	053 08 0 014.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Thousand and 00/100 Dollars ($400,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TIM POLSTON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **COOK LAND DEVELOPMENT LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Map / Parcel 053-08-0-014.00:
Being the northwesterly 1/2 of Lots Nos. 1, 2, and 3, of Block 14, on the map of Dabbs & Elliott's Subdivision at Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office for said county.

Said part of said lots fronts 72 feet on the southwesterly side Pitts Avenue and runs back between parallel lines, along the southeasterly margin of 22nd Street, 150 feet to a dead line.

Being the same property conveyed to Tim Polston, by Warranty Deed from Tim Polston, dated 2/4/2016, recorded 2/5/2016, of record in Instrument #20160205-0011295, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be **2200 Lakeshore Dr.** , Old Hickory , TN 37138, 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.

Map / Parcel 053-08-0-019.00:

Land located in Lakewood, Davidson County, Tennessee, and being a portion of Lot 1 on the Final Plat of Phase Four of The Villas of Lakemeade, as of record in Plat Book 9700, Page 69, in the Register's Office of Davidson County, Tennessee, recorded November 30, 1995, and being more particularly described as follows:

Beginning at the intersection of the Southeasterly right-of-way of 22nd Avenue and the Northeasterly right-of-way of Dabbs Avenue, being the Northwest corner of the aforementioned Lot No. 1; thence following the Southeasterly right-of-way of 22nd Avenue, North 40 deg. 14 min. 47 sec. East for a distance of 150.00 feet to the Northeast corner of the aforementioned Lot No. 1; thence leaving said right-of-way of 22nd Avenue with the Northeasterly boundary of the aforesaid Lot No. 1, South 49 deg. 49 min. 05 sec. East for a distance of 144.00 feet to a point, said point being 63.73 feet, North 49 deg. 49 min. 05 sec. West of the Southeast corner of the aforementioned Lot No. 1; thence leaving the Northeasterly boundary of aforesaid Lot No. 1 with a line dividing aforesaid Lot No. 1, South 40 deg. 14 min. 47 sec. West for a distance of 149.97 feet to a point on the Northeasterly right-of-way of Dabbs Avenue; thence following the Northeasterly right-of-way of Dabbs Avenue, North 49 deg. 49 min. 52 sec. West for a distance of 144.00 feet to the point of beginning, containing 21,598 square feet, or 0.50 acres, more or less.

Being the same property conveyed to Tim Polston, by Warranty Deed from Jason Ayers, a married man, dated 8/25/2015, recorded 9/8/2015, of record in Instrument #20150908-0090862, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be **0 Dabbs Ave.**, Old Hickory , TN 37138, 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 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(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he 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(s).

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

WITNESS MY/OUR HANDS, this the 24th day of March, 2017.

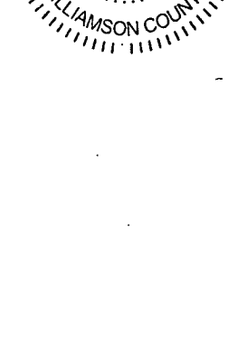
Tim Polston

TIM POLSTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Tim Polston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of March, 2017.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017