BILL GARRETT, Davidson County
Trans:T20170037100 DEEDWARR
Recvd: 05/02/17 15:26 2 pgs
Fees:13.00 Taxes:1295.00
20170502-0043248

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Affiant Subscribed and sworn to before me, this the 28th day of April, 2017. Notary Public My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Donnie Pollard	PINNACLE BANK	
111 Lindsley Park Dr.	150 3RD AVE S	083090 461.00
Nashville, TN 37206	SUITE 900	
	NASHVILLE, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS J. ADDISON, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONNIE POLLARD, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 the Northerly 58.3 feet front of the South 108.3 feet of the West part of Lot No. 10 on the Map of Lindsley Park Addition as shown by plat of record in Plat Book 547, Page 76, in the Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the East margin of Lindsley Park Drive, formerly Helen Avenue, 150.0 feet North of the Northeast corner of Lindsley Park Drive and Holly Street; thence, Northwestwardly with a curve and with the Easterly margin of Lindsley Park Drive 58.3 feet to a point; thence, East 178.4 feet to a point in the West line of a 28-foot strip of ground conveyed to Mrs. Julia A. Cunningham by deed from J.R. Melton, Trustee, et al, of record in Book 772, Page 368, Register's Office for Davidson County, Tennessee, said point also being 80.0 feet South of the most Northeasterly corner of Lot No. 10; thence South with Mrs. Julia A. Cunningham's West line 66.5 feet to a point; thence, Westwardly 167.3 feet to the point of beginning.

Being the same property conveyed to Thomas J. Addison, married by Warranty deed from Ashley L. Peterson and Gregory M. Peterson, wife and husband of record in Instrument No. 20131114-0117649 Register's Office for Davidson County, Tennessee, dated November 13, 2013 and recorded on November 14, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 111 Lindsley Park Dr., Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of April, 2017.

Thomas J. Addison, by E Forslund
his attorney-in-fact

Thomas J. Addison, by Elizabeth Forslund
his attorney-in-fact

Emily M. Spencer, spouse of Thomas J. Addison, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee. The said John Smith having no personal liability for the repayment of the loan secured by this instrument, or the covenants and warranties of this instrument.

Emily M Spencer, by E Forslund
her attorney-in-fact

Emily M. Spencer, by Elizabeth Forslund
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth Forslund, attorney in fact for Thomas J. Addison and Emily M. Spencer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of April, 2017.

Notary Public

My Commission Expires: 11-3-2020

RICHARD F. YADON JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020