WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067850 DEEDWARR
Recvd: 08/07/17 10:39 2 pgs
Fees:13.00 Taxes:425.50

20170807-0080385

O-VRES-17-339

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 04/15/20

(AFFIX SEAL)

LA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael T. Polston and Karen G. Polston	**New Owner**	
(NAME)	(NAME)	**044-01-0-010.00**
2542 Stinson Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN NORTON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL T. POLSTON AND KAREN G. POLSTON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 28 on the Map of Scenic View Subdivision, in the 4th Civil District, not of record, and described as follows: Beginning at a point in the Southeasterly margin of Hickerson Street, at the corner of Lots 27 and 28; thence with the line between said lots, Southeasterly 305.9 feet to a point in the center of a drainage ditch; thence with the center of the same, Southwesterly 95.5 feet to the Northeasterly margin of Keeton Avenue; thence with the margin of the same, Northwesterly 186.8 feet to the beginning of a slight curve, and continuing with the margin of said Avenue, Northwesterly around said slight curve, 87.8 feet to the beginning of another curve; thence around said curve, Northerly 42.7 feet to the margin of Hickerson Street; thence with the margin of the same, Northeasterly 78.5 feet to the beginning.

Being the same property conveyed to Brian Norton, married, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20130308-0023304, Register's Office for Davidson County, Tennessee, dated February 27, 2013 and recorded on March 08, 2013. Johnnie R. Norton (spouse of Brian Norton) having since died on May 15, 2017.

This conveyance is subject to:
- Easements or claims of easements not shown by the Public Records;
- 20 foot wide Public Utility Easement running adjacent to 50 foot drainage ditch as referenced in legal description on Warranty Deed recorded in Book 1974, Page 189, Register's Office for said County;
- Restrictions referenced in Warranty Deed recorded in Book 1974, Page 189, in the Register's Office for Davidson County, Tennessee;
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **339 Keeton Avenue, Old Hickory, Tennessee 37138**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 1st DAY OF AUGUST, 2017.

Brian Norton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN NORTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212