RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170392

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170074331 DEEDWARR
Recvd: 08/25/17 12:53 2 pgs
Fees:13.00 Taxes:925.00

20170825-0087603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017.

NOTARY PUBLIC

My commission expires: 12-4-18

STATE OF TENNESSEE NOTARY PUBLIC SIMMONS WILSON 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
Michael Pollard 1109 Golf Club Rd. Old Hickory, TN 37138	Same address as new owner	053 07 0 004.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), 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, **BEN WILSON, MARRIED MAN, AND SCOTT BAKER, AN** married man, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL POLLARD, A MARRIED MAN,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being a westerly portion of Lot No. 50 on the Revised plan of Section E, Village of Old Hickory, of record in Plat Book 1424, page 132, Register's Office for said County,

Said part of said Lot No. 50 fronts 73 feet on the easterly side of Colt Club Road (formerly Ball Park Road), and extends back 267.2 feet on the southerly line and 265.9 feet on the northerly line to a line in the rear on which it measures approximately 73 feet.

Being the same property conveyed to Ben Wilson, a married man and Scott Baker, a married man, by Warranty Deed from Josh Anderson, married, dated 5/31/2017, recorded 6/13/2017, of record in Instrument #20170613-0058981, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Josh Anderson by deed from Donald Jones and Louise Jones, dated 5/13/2016, of record in Instrument #20160513-0047739; previously conveyed to Donald Jones and Louise Jones by deed from George L. Thomas, III and wife, Dora P. Thomas, dated 1/31/1996, of record in Book 9940, page 258, in the Register's Office for Davidson County, Tennessee

The address of the herein described property is believed to be 1709 Golf Club Road, 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.

Said property was not occupied as grantors' primary marital residence.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of July, 2017.

BEN WILSON

SCOTT BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ben Wilson, and Scott Baker 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 31st day of July, 2017.

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Sarah E. Simmons
Notary Public

Sarah E Simmons
Printed Notary Name

My commission expires: 12-4-18