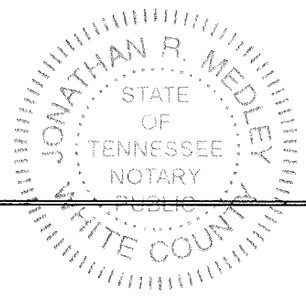
Bill Garrett Davidson County
Batch# 8172 DEEDWARR
10/04/2017 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $5,028.30
20171004-0101670



THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,359,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2017.

Notary Public

My Commission Expires: 11/19/2018

Address New Owner As Follows:
Poland Family Revocable Trust
2617 Barton Avenue
Nashville, TN 37212

Send Tax Bills To:
New owner

Map-Parcel Number:
104 11 0 227.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH C. COOK, III AND ASHLEY B. COOK, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RUSSELL ELLIOTT POLAND AND MARCIANA PHILLIPS-ECHAVEZ POLAND, CO-TRUSTEES OF THE FIRST RESTATEMENT OF THE POLAND FAMILY REVOCABLE TRUST U/A/D DECEMBER 21, 2016**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 72, as shown on the map entitled Bransford Realty Company's Subdivision of the Edgar Jones Homeplace, of record as Plat Book 421, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ashley B. Cook, married, by deed from Anthony Edward Lee and wife, Laurie Jean Fredheim, of record in Instrument No. 20010105-0001956, dated January 2, 2001, said Register's Office.

Further being the same property conveyed to Joseph C. Cook, III and wife, Ashley B. Cook, by quitclaim deed from Ashley B. Cook, of record in Instrument No. 20030724-0103685, dated July 17, 2003, said Register's Office.

Further being the same property conveyed to Ashley B. Cook, by quitclaim deed from Joseph C. Cook, III and Ashley B. Cook, of record in Instrument No. 20030916-0136153, dated September 10, 2003, said Register's Office.

Further being the same property conveyed to Joseph C. Cook, III and Ashley B. Cook, husband and wife, by quitclaim deed from Ashley B. Cook, of record in Instrument No. 20090601-0050053, dated May 21, 2009, said Register's Office.

Further being the same property conveyed to Ashley B. Cook, by quitclaim deed from Joseph C. Cook, III, of record in Instrument No. 20100209-0010202, dated February 4, 2010, said Register's Office.

Further being the same property conveyed to Joseph C. Cook, III and Ashley B. Cook, husband and wife, by quitclaim deed from Ashley B. Cook, of record in Instrument No. 20130822-0088647, dated August 14, 2013, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent taxes. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 421, Page 7, said Register's Office.

3. Restrictive Covenant for Detached Structure in Instrument No. 20020827-0103587, said Register's Office.

This is improved property known as: **2617 Barton Avenue, Nashville, TN 37212.**

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenants and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of September, 2017.

Joseph C. Cook, III

Ashley B. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph C. Cook, III and Ashley B. Cook, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2017.

(Seal)

Notary Public

My Commission Expires: _____

GEORGE CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

