Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Bill Garrett Davidson County
Batch# 14409 DEEDWARR
10/17/2017 12:17:19 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20171017-0106330

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00**

Affiant

Subscribed and sworn to before me, this the 13th day of October, 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

RUSSELL J McCANN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 12, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kevin R. Avery **Kristen A. Avery**	New owner	**Map 154-00-0 Parcel 031.02**
8731 Griffith Road		
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Parker V. Polidor and wife, Allison W. Polidor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin R. Avery and Kristen A. Avery, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described property located in the 9th Civil District of Davidson County, Tennessee, to-wit:

Beginning on an existing iron pin, near a fence corner in the east right of way of Griffith Road at some 25.15 feet from centerline, also the southwest corner of Hutchings, thence on leaving said road and running with the south boundary line of Hutchins South 83 Degrees 34 Minutes 43 Seconds East for 410.00 feet to a set iron pin; being the northwest corner of Bailey, thence on with Bailey's west boundary and on set iron pins to points as follows: thence South 23 Degrees 04 Minutes 43 Seconds East for 310.00 feet; thence South 49 Degrees 04 Minutes 43 Seconds East for 177.00 feet; thence South 57 Degrees 04 Minutes 43 Seconds East for 330.00 feet; thence South 00 Degrees 55 Minutes 45 Seconds East for 136.88 feet; to a set iron pin in the north boundary line of Stillwell, said set iron pin is located south 88 degrees 50 minutes 08 seconds west 14.54 feet from an existing axle, thence on with the north boundary line of Stillwell South 88 Degrees 50 Minutes 08 Seconds West for 900.00 feet to an existing axle in the east right of way of Griffith Road at some 26.76 feet from centerline; thence on with the east right of way of said Griffith Road North 03 Degrees 05 Minutes 02 Seconds West for 782.62 feet, to the Point of Beginning, the Area being 476943.10 SqFt or 10.95 Acres, BY SURVEY OF RONALD E. BRENNER RLS #1833 DATED 10/10/17

Being the same property conveyed to Parker V. Polidor and wife, Allison W. Polidor, by Special Warranty Deed dated April 24, 2013 from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20130517-0049779, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **8731 Griffith Road, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **13th** day of **October, 2017.**

Parker V. Polidor

Allison Polidor

Allison W. Polidor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Parker V. Polidor and Allison W. Polidor,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **October, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21