Bill Garrett Davidson County
Batch# 19977 DEEDWARR
11/01/2017 09:58:58 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20171101-0111831

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179549

WARRANTY DEED

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2017

NOTARY PUBLIC

My commission expires: 10-3-18

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
Martha B. Brown 3347 Mimosa Dr. Nashville, TN 37211	Same address as new owner	133 07 0 182.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars ($239,900.00), 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, **MONTY E. POLK AND CONNIE POLK RAY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MARTHA B. BROWN**, hereinafter called the Grantee(s), her 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 Lot No. 38 on the map entitled Plan of Glencoe Acres, Section I, of record in Book 1835, page 138, 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 Monty E. Polk and Connie Polk Ray, as tenants in common, by Warranty Deed from Monty E. Polk, Connie Polk Ray and Bonnie Polk Chaffin, heirs at law of Toreta B. Polk, dated 9/2/2016, recorded 9/12/2016, of record in Instrument #20160912-0095863, in the Register's Office for Davidson County, Tennessee. Refer to Affidavit of Heirship of record in Instrument #20160912-0095862, said Register's Office.

The address of the herein described property is believed to be 3347 Mimosa Drive, Nashville, TN 37211, 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.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they 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 are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of October, 2017.

Monty E. Polk
MONTY E. POLK

Connie Polk Ray
CONNIE POLK RAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Monty E. Polk and Connie Polk Ray, 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 seal, this the 26th day of October, 2017.

Notary Public

Printed Notary Name

My commission expires: July 27, 2021

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY