30278-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 32517 **DEEDWARR**
12/04/2017 08:48:02 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20171204-0123094

State of Tennessee
County of
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Parker and Allison Polidor	F&M Bank	155-07-0-B-010.00CO
(NAME)	(NAME)	
517 Cold Stream Place	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Nicholas Sarola and Christine Sarola, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Parker Polidor and Allison Polidor, 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:

Land in Davidson County, Tennessee, being Lot No. 50, on the plan of Revision No. 1, Final Plat of the Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green), of record in Plat Book 9700, Page 390, as revised in Plat Book 9700, Page 784, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Sarola and Christine Sarola, husband and wife by Warranty Deed dated 02/06/2016 from David Alan Besedich, Jr. a/k/a David Besedich, Jr. and Lindsey Rae Besedich a/k/a Lindsey Wahl Besedich, husband and wife of record in Instrument 20160502-0042735, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions and rights of way of record.

unimproved ☐

This is improved ☑ property, known as 517 Cold Stream Place, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 1st day of December, 2017.

Nicholas Sarola

Christine Sarola

State of Tennessee
County of Williamson

Personally appeared before me Nicholas Sarola, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2017.

Notary Public Kelly Greene Elrod
My Commission Expires: August 16, 2020

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

State of Tennessee
County of Williamson

Personally appeared before me Christine Sarola, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2017.

Notary Public Kelly Greene Elrod
My Commission Expires: August 16, 2020

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

File No.: 17-5360