Bill Garrett Davidson County
Batch# 37941 DEEDWARR
12/15/2017 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20171215-0128239

	STATE OF TENNESSEE **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $680,000.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2017. Notary Public My commission expires: 11/10/2020
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
J. Marshall Haggard, Jr. and Lucy Wall Haggard	**J. Marshall Haggard, Jr. and Lucy Wall Haggard**	**104-05-0-224.00**
3608 Westbrook Avenue	**3608 Westbrook Avenue**	
Nashville, TN 37205	**Nashville, TN 37205**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Poland Family Revocable Trust, by and through its Co-Trustees, Russell Elliott Poland and Marciana Phillips-Echavez Poland

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

J. Marshall Haggard, Jr. and wife, Lucy Wall Haggard

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 500 on the Plan of Richland Realty Company's, Division "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 500 fronts 60 feet on the Northerly margin of Westbrook Avenue and extends back 232 feet to the Easterly line of 235 feet on the Westerly line to a broken line in the rear, measuring 58.5 feet more or less, thereon.

Being the same property conveyed to Poland Family Revocable Trust by Quitclaim deed from Russell E. Poland and Marciana P. Poland of record in Instrument No. 20091015-0095574 Register's Office for Davidson County, Tennessee.

This is improved property known as **3608 Westbrook Avenue, Nashville, TN 37205.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of December, 2017.

Russell Elliott Poland, co-trustee

Russell Elliott Poland, Co-Trustee of the
Poland Family Revocable Trust

Marciana Phillips-Echavez Poland, co-trustee

Marciana Phillips-Echavez Poland, Co-Trustee of
the Poland Family Revocable Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Russell Elliott Poland and Marciana Phillips-Echavez Poland,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath acknowledged that they, as **Co-Trustees,** executed the within instrument for the purposes therein contain, and who further acknowledged that they are the **Co-Trustees** of **The Poland Family Revocable Trust,** and are authorized as **Co-Trustees** to execute this instrument.

Witness my hand and official seal this 14th day of December, 2017.

Mitchell A Watts

Notary Public
My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 10170324

SP 11/2015

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

