WARRANTY DEED

Bill Garrett Davidson County
Batch# 97744 DEEDWARR
05/29/2018 03:23:30 PM 2 pgs
Fees: $13.00 Taxes: $1,565.10

20180529-0051124

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean Polyn	Success Mortgage Partners	083-02-0-044.00
(NAME)	(NAME)	
1411 Greenwood Avenue	17380 N. Laurel Park Dr. Ste. 150C	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Livonia, MI 48152	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Neal K. Barnhill and Beverly Barnhill, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sean Polyn and Joanna Peery Polyn, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 the easterly 52 feet of the westerly 104 feet of Lot No. 2 on the Plan of H. M. Doak's Subdivision, of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 2 fronts 52 feet on the Northerly side of Greenwood Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Neal K. Barnhill by Warranty Deed from Devisees of the Will of Elizabeth Josephine Burgess, Samuel Andrew Burgess, Jr., Ruth B. Willis, Helen B. Skelly, and Richard H. Burgess, Sr., dated 11/23/1985, recorded 01/08/1986 of record in Book 6758, Page 164, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plat of record in Plat Book 332, Page 22, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1411 Greenwood Avenue, Nashville, TN 37206
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 23rd day of May, 2018.

Neal K. Barnhill

Beverly Barnhill

State of Tennessee
County of Davidson

Personally appeared before me Neal K. Barnhill and Beverly Barnhill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of May, 2018.

Notary Public
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129