THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $327,000.00. Affiant Subscribed and sworn to before me this 29th day of May, 2018. Notary Public My Commission Expires: 10/14/19
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34195-04-2018**	

STATE OF TENNESSEE NOTARY PUBLIC ELIZABETH M. PRESTON MONTGOMERY COUNTY

Bill Garrett Davidson County
Batch# 97774 DEEDWARR
05/29/2018 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,209.90
20180529-0051172

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Christian Joseph Polniak Teresa Peralta Polniak 7720 Sunbar Lane Nashville, TN 37211	New Owner	Map and Parcel No.: 181 01 0 B 266 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jack Lane and wife, Calley Lane ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Christian Joseph Polniak and Teresa Peralta Polniak, Husband and Wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7720 Sunbar Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of May, 2018.

Jack Lane

Calley Lane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jack Lane and Calley Lane, 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, at office, this 29th day of May, 2018.

Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section One of Phase Three 2nd Addition to Sugar Valley, as of record in Instrument No. 20071214-0143931, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jack Lane and wife, Calley Lane by deed dated December 6, 2013 from On Point Construction Company, Inc., a Tennessee corporation of record in Instrument No. 20131209-0124892, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantees. Map and Parcel No. 181 01 0 B 266 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Sugar Valley of record in Book 11069, page 14, and made applicable in Instrument No. 20071214-0143932, Register's Office for Davidson County, Tennessee.
3. By-Laws of Sugar Valley Homeowners Association, Inc., of record in Book 11069, page 24, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Sugar Valley Homeowners Association, Inc. of record in Instrument No. 20130523-0052433, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20071214-0143931, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 9700, page 374, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9343, page 202, Book 11262, page 933 and Book 11338, pages 734 and 743, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewer line of record in Instrument No. 20010404-0032941, Register's Office for Davidson County, Tennessee.
9. Easement for remote terminal cabinet of record in Book 11436, page 750, Register's Office for Davidson County, Tennessee.
10. Easement for ingress and egress of record in Book 5674, page 863, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth Preston, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020