WARRANTY DEED

Bill Garrett Davidson County
Batch# 110472 **DEEDWARR**
06/29/2018 10:47:26 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20180629-0063037

AMY M. NUCCIO
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-19-2019

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/19/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Paul Richardson	Magnolia Bank	147 12 0A 107.00
(NAME)	(NAME)	
107 Northcrest Commons Cir.	P. O. Box 188	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Hodgenville, KY 42748	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jennifer Polk and wife, Jama Lynn Lockmiller**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Paul Richardson, unmarried**, hereinafter called the Grantee, his 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 all of Unit 107 Northcrest, Phase One & Two, a Horizontal Property Regime with private elements as described in exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners Association, Inc. of record in Instrument No. 20040615-0070835, of the register's office of Davidson County, Tennessee to which reference is hereby made for more complete details of said units.

Being the same property conveyed to Brenda K. Eckhart, an unmarried woman and Jennifer Polk, an unmarried woman, as joint tenants with rights of survivorship by Special Warranty Deed from Gallardia Properties, LLC., a Tennessee Limited Liability Company dated August 23, 2007 and recorded August 30, 2007 in Instrument No. 20070830-0104284 in the said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jennifer Polk, an unmarried woman by Quitclaim Deed from Brenda K Eckhart, an unmarried woman dated March 12, 2013 and recorded March 22, 2013 in Instrument No. 20130322-0028395, in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 107 Northcrest Commons Cir., Nashville, TN 37211

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, has 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 our hands this 25th day of June, 2018

Jennifer Polk

Jama Lynn Lockmiller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jennifer Polk and wife, Jama Lynn Lockmiller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
12/21/2022
WILLIAMSON COUNTY

File Number: FRN-183821SSO

RETURN TO:
EDCO Title & Closing Services, Inc.
6510 Stage Road, Suite 1
Bartlett, TN 38134
PHONE: (901) 382-0470
18-4885-AN