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Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1858

STATE OF TENNESSEE
COUNTY OF Williamson

Karen Y Johnson Davidson County
Batch# 145533 DEEDWARR
09/26/2018 11:04:21 AM 2 pgs
Fees: $13.00 Taxes: $1,711.25
20180926-0095407

SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS September 21, 2018

Notary Public
Commission Expires: 6/13/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Darin Andrew Poly and Lynn Agate Poly 457 High Point Terrace Brentwood, TN 37027	~~New Owner~~ Cardinal Financial Co. P.O. Box 0054 Palatine, IL 60055-0054	181-10-0D-014.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Tyler B. Gentry, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lynn Poly and Darin Poly, wife and husband

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. 14 on the Plan of Final Plat for Jackson Valley Subdivision, Section Two of record in Plat at Instrument No. 20071012-0121332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler B. Gentry, a single man and Alexa Marie Curcio, a single woman, as tenants in common with right of survivorship by Warranty deed from Jackson Valley Land Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20160603-0056308 Register's Office for Davidson County, Tennessee, dated May 30, 2016 and recorded on June 03, 2016. (Value of consideration shown in aforementioned deed $429,900.00.) Also being the same property conveyed to Donald R. Barrett, Jr., Trustee by Quitclaim deed from Alexa Marie Curcio of record in Instrument No. 20170127-0009035, Register's Office for Davidson County, Tennessee, dated January 17, 2017, and recorded on January 27, 2017 and within the same deed the said Donald R. Barrett, Jr., Trustee conveyed his interest in the subject property to Tyler B. Gentry, a single man. (Value of consideration shown in aforementioned deed $0.00) Being also known as 457 High Point Terrace Brentwood, Tennessee 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 457 High Point Terrace, Brentwood, TN 37027

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the September 21st, 2018.

Tyler B. Gentry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tyler B. Gentry** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of September, 2018.

Notary Public
My Commission Expires: 7/25/22

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY