# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 318,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2018.

Notary Public
COMMISSION EXPIRES: 3/24/2019

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY (Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 149789 **DEEDWARR**
10/08/2018 10:32:01 AM 2 pgs
Fees: $13.00 Taxes: $1,176.60

20181008-0099524

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kevin Polson<br>Kari Polson | | 147-01-0-046 |
| (NAME)<br>4733 Danby Drive | (NAME)<br>New Owner | |
| (ADDRESS)<br>Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Natalia Staravoitava a/k/a Natallia Staravoitava and Stefan Koly, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kari Anne Polson and Kevin Philip Polson, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 289 on the Plan of Caldwell Hall, Section 2, as of record in Book 2900, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to Natalia Staravoitava from Gary Lovell Duncan and Mark Charles Duncan by Warranty Deed dated July 24, 2012, and recorded on July 27, 2012 at Instrument No. 20120727-0066441, Register's Office for Davidson County, Tennessee.

Stefan Koly joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4733 Danby Drive (House Number) (Street) (P.O. Address) Nashville (City or Town) 37211 (Postal Zip)

File No.: 463-18

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. successors and assigns forever; and we do 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, successors 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 5th day of October, 2018.

Natalia Staravoitava aka Natallia Staravoitava

Natalia Staravoitava a/k/a Natallia Staravoitava

Stefan Koly

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Natalia Staravoitava a/k/a Natallia Staravoitava and Stefan Koly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 5th day of October, 2018.

S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE