This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3118

Karen Y Johnson Davidson County
Batch# 160427 DEEDWARR
11/15/2018 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20181115-0112624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 14th day of November, 2018

Notary Public
My Commission Expires: NOV 0 8 2021

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Terry L. McDonald<br>Rachel McDonald<br>224 Ashawn Boulevard<br>Old Hickory, TN 37138 | Citizens Bank<br>150 West Main Street<br>Gallatin, TN 37066 | 044-11-0-157.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ronald E. Polk and wife, Evonne N. Polk**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Terry L. McDonald and Rachel McDonald, husband and wife**, hereinafter called the Grantee(s), 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. 16 on the Plan of Section "A", Village of Old Hickory of record in Plat Book 1424, Page 68, 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 Lonnie H. Polk and Hazel B. Polk, his wife, as tenants by the entireties by Warranty Deed from E. I. Du Pont De Nemours and Company, a Delaware corporation, recorded on November 09, 1951 in Book 2027, page 291, Register's Office for Davidson County, Tennessee.

The said Lonnie H. Polk having died December 1, 1980, leaving Hazel B. Polk as tenant by the entirety. The said Hazel B. Polk (a/k/a Hazel Pearl Polk) having died testate June 14, 1994, devising said property to Frances E. Polk Ferguson and Ronald E. Polk in her Last Will and Testament of record in Will Book 199, Page 380, Docket No. 95P1248, in the Probate Division of the Circuit Count in Davidson County, Tennessee.

Being the same property conveyed to Ronald E. Polk and wife, Evonne N. Polk by Quitclaim Deed from Frances E. Polk Ferguson, an unmarried person, and Ronald E. Polk, a married person, recorded on December 20, 1995 in Book 9893, page 813, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **501 Cleves Street, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2019, a lien not yet due and payable. The 2018 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 14th day of November, 2018.

Ronald E. Polk

Evonne N. Polk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald E. Polk and Evonne N. Polk, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of November, 2018.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021



201811150112624

# True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY