Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2019.

Notary Public
My commission expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 188882 DEEDWARR
01/28/2019 10:52:29 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190128-0008038

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Sheteka D. Smith** | NEW OWNER | **05007012300CO** |
| **3865 Northbrook Dr.** | | |
| **Nashville, TN 37207** | | |

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 ACKNOWLEDGE, WE,

**Tarsha Polk, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sheteka D. Smith, a single person**

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. 17, on the Plan of Northbrook, Phase Two, Final Plat, of record in Plat Book 9700, Page 769, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tarsha Johnson, by Cash Deed for Tennessee, dated July 5, 2006, of record in Instrument No. 20060718-0086380, Register's Office for Davidson County, Tennessee. Shawn C Polk conveyed his interest in subject property to Tarsha Polk by Quitclaim Deed dated January 22, 2015, or record in Instrument No. 20150126-0007176, Register's Office for Davidson County, Tennessee. Shawn Polk joins in this conveyance to transfer any and all interest he may have in subject property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3865 Northbrook Dr., Nashville, TN 37207.

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 in 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.

Tarsha Polk Date: 1/23/19

Shawn Polk Date: 1-23-19

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Tarsha Polk and Shawn Polk, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER