Karen Johnson Davidson County
Batch# 220352 DEEDWARR
04/22/2019 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20190422-0036813

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319833** REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2019. Notary Public My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner: Elizabeth A. Polca and Patricia O. Polca 6310 Saint Henry Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-08-0-039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry B. Brinton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Ann Polca and Patricia Ober Polca**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Warner Park Valley, Section 1, of record in Plat Book 3600, pages 12, 13 & 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LARRY B. BRINTON and wife, RITA V. BRINTON, by deed from BRUCE BATSON and wife, CATHRIN P. BATSON, of record in Book 4167, page 352 , dated August 31, 2067 , said Register's Office.

RITA V. BRINTON died on or about December 17, 2018, leaving LARRY B. BRINTON as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 129-08-0-039.00.

Matters shown on the Plan of record in Plat Book 3600, pages 12-14, said Register's Office.

This is improved property located at 6310 Saint Henry Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of April, 2019.

Larry B. Brinton by Larry Brinton, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Brinton, Jr., 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, and who further acknowledged that he is the Attorney-in-Fact for Larry B. Brinton and that he is authorized by Larry B. Brinton to execute this instrument on his behalf.

Witness my hand, at office, this 19th day of April, 2019.

Notary Public

My Commission Expires: 7/9/22

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Marjorie Kaup Haines, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY