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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721822** Karen Johnson Davidson County Batch# 276070 DEEDWARR 08/23/2019 02:20:30 PM 3 pgs Fees: $18.00 Taxes: $3,237.50 20190823-0085116	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Affiant Subscribed and sworn to before me, this20th day of August, 2019. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clay M. Whitson 3807 Richland Avenue Nashville TN 37205	New Owner 3807 Richland Ave Nashville, TN 37205	Tax Parcel ID No. 104-09-0-101.00

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, **Ben Polly and Erin N. Palmer, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Clay M. Whitson and wife, Jeannette J. Whitson, as to a 75% undivided interest, and Clay M. Whitson, Jr., unmarried, as to a 25% undivided interest as a tenant in common** ("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, TN, being the Easterly half of Lot No. 12 of Block 9, on the Plan of Richland Realty Company's Division "A" of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee. Said plan shows property divided in blocks, but not into lots. According to an unregistered copy of survey of said subdivision showing said blocks divided into lots, said part of said Lot No. 12 is described as follows:

Beginning at a point in the Southerly margin of Richland Avenue; 575 feet East of Wilson Avenue; thence Southerly 200 feet; thence Easterly 50 feet; thence Northerly 200 feet to the Southerly margin of Richland Avenue; thence with the margin of the same, Westerly 50 feet to the point of beginning.

Being the same property conveyed to ERIN P. POLLY and BEN POLLY, wife and husband, by deed from DEBRA M. FISH, of record in Instrument No. 20081230-0123394, dated December 18, 2008, said Register's Office.

ERIN P. POLLY, N/K/A ERIN N. PALMER conveyed her interest to BEN POLLY and ERIN N. PALMER, husband and wife, by quitclaim deed of record in Instrument No. 20130321-0028191, dated March 15, 2013, said Register's Office.

Erin P. Polly and Erin N. Palmer being one and the same person.

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. 104-09-0-101.00.

Matters shown on the Plan of record in Plat Book 161, page 151, said Register's Office.

This is improved property located at 3807 Richland Avenue 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 20th day of August, 2019.

Ben Polly

Erin N. Palmer

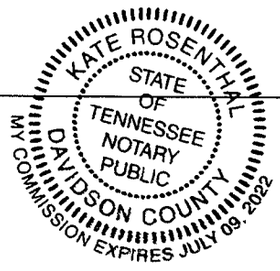
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ben Polly and Erin N. Palmer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2019.

Notary Public

My Commission Expires: _____



True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

