Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 295950 DEEDWARR
10/04/2019 08:48:39 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20191004-0101518

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF OCTOBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-3-23

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, C-104, Franklin, TN 37067
file # 19-1308LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Emily R. Baird-Chrisohon and Nicholas J. Baird-Chrisohon	Renasant Bank	
241 Willow Lane	2001 Park Place N, #150	148 01 0 057.00
Nashville, TN 37211	Birmingham, AL 35203	

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 ACKNOWLEDGED, WE,

TAYLOR POLLERT AND JENNIFER POLLERT, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY

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

EMILY R. BAIRD-CHRISOHON AND NICHOLAS J. BAIRD-CHRISOHON, WIFE AND HUSBAND

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. 48 on the Plan of Hillbrook Section 2 of record in Plat Book 3300, Page 12, Registers Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Taylor Pollert and Jennifer Pollert, husband and wife as tenants by the entirety by QuitClaim Deed from Taylor R. Pollert also known as Taylor Pollert and Natalie J. Pollert, joint tenants with rights of survivorship of record in Instrument No. 20181031-0107805, in the Register's Office of Davidson County, Tennessee, dated October 23, 2018 and recorded on October 31, 2018.

Being the same property conveyed to Taylor R. Pollert and Natalie J. Pollert, joint tenants with rights of survivorship by Warranty Deed from Preston Cannon and wife, Amy Cannon of record in Instrument No. 20080205-0011817, in the Register's Office of Davidson County, Tennessee, dated January 31, 2008 and recorded on February 05, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLBROOK SECTION 2, as recorded in Plat Book 3300, Page(s) 12.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3277, Page 482 and in Book 3286, Page 375.

This is improved property known as 241 Willow Lane, Nashville, TN 37211

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 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.

Witness our hand on the 2nd day of October, 2019.

Taylor Pollert

Jennifer Pollert

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TAYLOR POLLERT AND JENNIFER POLLERT, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of October, 2019.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3-15-2020