WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/7/2024
(AFFIX SEAL)

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

G-SRN-20-1423

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chad Anthony Buckallew and Emily Marie Barbee	First Bank	
(NAME)	(NAME)	
1423 Greenland Ave	722 Columbia Ave	**061-16-0-341.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAULA A. POLUMBO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto CHAD ANTHONY BUCKALLEW AND EMILY MARIE BARBEE, HUSBAND AND WIFE hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. Northerly 75.0 feet of Lot No. 17 on the Plan of Block "B" Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 75.0 feet on the Easterly side of Greenland (formerly Wilmeta) Avenue and runs back between parallel lines, along the South line of Lot No. 16, Block "B", 175.0 feet to the Westerly line of Lot No. 6 of Block "B".

Being the same property conveyed to Paula A. Polumbo, unmarried by Warranty deed from Charles A. Rota, married of record in Book 11188, page 859, Register's Office for Davidson County, Tennessee, dated October 29, 1998 and recorded on November 04, 1998.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1423 Greenland Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 539835 DEEDWARR
12/22/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20201222-0151733

Witness my/our hand(s) this the 16th DAY OF DECEMBER, 2020.

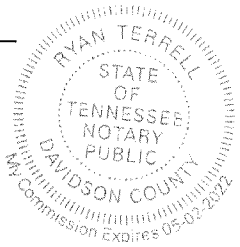
Paula A. Polumbo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULA A. POLUMBO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON