THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132796** Karen Johnson Davidson County Batch# 583294 **DEEDWARR** 03/03/2021 11:19:57 AM 2 pgs Fees: $13.00 Taxes: $2,590.00 20210303-0027382	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2021. Notary Public My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Madeleine Polk 2510 Ashwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104 15 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, **William H. Polk, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Madeleine Polk, unmarried**, ("Grantees"), its 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 the Easterly one-half of Lot No. 70 on the Map of Sunset Park Subdivision, of record in Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Easterly one-half of said Lot No. 70 Fronts 50 Feet along the Northerly Margin of Ashwood Avenue (Formerly West Ashwood Avenue), and extends back between Parallel Lines (Between the Westerly one-half of said Lot No. 70 and Lot No. 69) A Distance of 160.5 Feet to the Rear Line, or South Line, of Lot No. 91.

Being the same property conveyed to William H. Polk by Warranty Deed from Kristin Amanda Russell, AKA Kristin Russell, unmarried and Randal Alton Russell, AKA Rann Russell, unmarried, of record in Instrument No. 20120413-0031485, in the Register's Office of Davidson County, Tennessee, dated April 11, 2012 and recorded on April 13, 2012.

The execution of this instrument is affected by the signature of Julia Polk as Attorney-in-Fact for William H. Polk, which Power of Attorney is recorded in Instrument No. 20210303-0027381 Register's Office for Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Map of Sunset Park Subdivision, as recorded in Plat Book 332, Page(s) 132.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20120713-0061849.

Joint Driveway Agreement as set forth in instrument recorded in Book 3703, Page 168.

Reciprocal Driveway Agreement as set forth in instrument recorded in Book 10803, Page 541.

This is improved property located at 2510 Ashwood Avenue Nashville TN 37212

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 26th day of February, 2021.

William H. Polk by Julia Polk as 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, Julia Polk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for William H. Polk and she is authorized by William H. Polk to execute this instrument on their behalf.

Witness my hand, at office, this 26th day of February, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021