WARRANTY DEED

Karen Johnson Davidson County
Batch# 626077 DEEDWARR
04/30/2021 09:00:59 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20210430-0057984

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 255,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS 26th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 8.21.2023
(Affix Seal)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W & C Investment Partners, GP	**W & C Investment Partners, GP**	
1703 Heiman Street	**4501 Charlotte Ave #91026**	**08115041500**
Nashville, TN 37208	**Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gregory A. Polk and Lisa Polk, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **W & C Investment Partners, GP, a Tennessee general partnership** _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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1703 Heiman Street, Nashville, Nashville, TN 37208. Said property is being described as follows:

Land in Davidson County, Tennessee, being the Westerly 49 feet of the Easterly 80 feet of Lot No. 45 on the plan of J.M. and T.J. Harding's Subdivision, of Record in Book 21, Page 108, Register's Office for said County.

Said part of Lot No. 45 fronts 40 feet on the Southerly side of Heiman Street, and runs back between Parallel lines 153 feet, more or less, to an alley.

Being the same property conveyed to Gregory A. Polk, by Quitclaim Deed from Garnett C. Polk, Widowed by Melvin S. Polk, dated 01/31/2005 and filed for record on 02/01/2005 of record in Instrument No. 20050201-0011719, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as **1703 Heiman Street, Nashville, TN 37208**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with 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 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 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 hands this 26th day of April, 2021.

Gregory A. Polk

Gregory A. Polk

Lisa Polk

Lisa Polk

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 26th day of April, 2021.

Commission Expires: 3/1/25

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY