

THIS INSTRUMENT PREPARED BY:
WILLIAM S. RHEA
Attorney at Law
205 West Market
Somerville, TN 38068
(901) 465-3336
File No. 16-420R

WARRANTY DEED

THIS INSTRUMENT made and entered into this 31 day of Aug, 2016, by and between WILLIAM T. POLSTON and wife, TARA L. POLSTON, parties of the first part, and DONNA BOYD, party of the second part.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, parties of the first part have bargained and sold and do hereby bargain, sell, transfer and convey unto the party of the second part, her heirs and assigns in fee simple forever, the following described real estate situated in the 9th Civil District of Fayette County, Tennessee, to wit:

Lot 10, Section, Wildwood Subdivision, as shown on plat of record in Plat Book 3, Page 9 in the Register's Office of Fayette County, Tennessee to which plat reference is here made for a more complete description.

This being the same property conveyed to William T. Polston and Tara L. Polston by deed of record in the Register's Office of Fayette County, Tennessee as Instrument No. 08000180.

Property subject to subdivision restrictions, building line and easements and covenants of record appearing of record in Plat Book 3, Page 9, Deed Book 182, Page 543 and Book 199, Page 1, in the Fayette County Register's Office.

TO HAVE AND TO HOLD the same together with the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, her heirs and

assigns in fee simple, with whom said parties of the first part covenant that they are is lawfully seized and possessed of the same; that they have a good and perfect right to sell and convey the same; that the same is unencumbered; and that the title to said property they will forever warrant and defend against the lawful claims and demands of all persons whomever.

WITNESS the signatures of the parties of the first part on the day and date above written.

William T. Polston
WILLIAM T. POLSTON

Tara L. Polston
TARA L. POLSTON

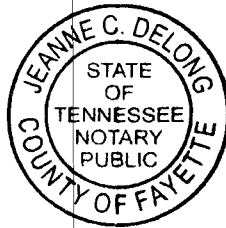
STATE OF TENNESSEE
COUNTY OF FAYETTE

On the 31 day of August, 2016, before me personally appeared WILLIAM T. POLSTON and wife, TARA L. POLSTON, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on the date above written.

Jeanne C. J. Long
Notary Public

My Commission Expires:
9-30-2017



AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF FAYETTE

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is \$52,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

↓ Donna Boyd
Affiant

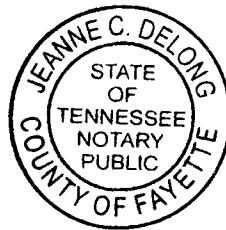
Sworn to and subscribed before me this 31 day of August, 2016.

Jeanne C. DeLong
Notary Public

My Commission Expires:
9-30-2017

MAIL TAX NOTICES TO:

DONNA BOYD
· 4959 Water Brook Cir
· Arlington, TN 38002



Identified as Map 105, Parcel 41.00

**FAYETTE COUNTY
TRANSFER**

SEP 01 2016

MARK WARD
ASSESSOR OF PROPERTY
BY MARK WARD

16005249	
3 PGS:AL-WARRANTY DEED	
BUDDY BATCH: 82331	
09/01/2016 - 09:34 AM	
VALUE	52000.00
MORTGAGE TAX	0.00
TRANSFER TAX	192.40
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	210.40
STATE OF TENNESSEE, FAYETTE COUNTY	
SISSY DOWDLE	
REGISTER OF DEEDS	