Davidson County DEEDWARR
Recvd: 06/19/03 15:09 3pgs
Fees:18.00 Taxes:810.30

20030619-0085092

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 FOURTH AVENUE, NORTH
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $219,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2003.

ERLENE LEE RICHMOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1-27-07

Address New Owner As Follows:
Kellie L. Holland
166 Jefferson Square
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
131-05-0-A 166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF LORETTA A. MCCOIN**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KELLIE L. HOLLAND,** married, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 166 on the Plan of Jefferson Square Townhouses of record in Plat Book 4675, page 12, Register's Office for said County, to which Plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square, Section One, a horizontal property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693, and in Book 8550, page 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Loretta A. McCoin by deed from Pat M. Snyder of record in Book 11404, page 255, and by deed from Olie B. McCoin, Jr. of record as Instrument No. 200003220029143, Register's Office for Davidson County, Tennessee; the said Loretta A. McCoin having since died and her will of record in Probate File No. 03P-575, Probate Office for

McCoin having since died and her will of record in Probate File No. 03P-575, Probate Office for Davidson County, Tennessee, appointing Thomas H. Webber, III as Personal Representative of her estate.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4675, page 12, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Jefferson Square (Section One), of record in Book 4731, page 332, and Amendments to the Master Deed of Jefferson Square (Section One), of record in Book 5826, page 693, and Amendment #2 to Master Deed of record in Book 8550, page 3, Register's Office for said County.

4. By-Laws of Jefferson Square Section One of record in Book 4731, page 341, and as amendments thereto, of record in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, and Book 10355, page 306, Register's Office for Davidson County, Tennessee.

This is improved property known as 166 Jefferson Square, Nashville, TN 37215.

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, their heirs and assigns, forever; and we covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs, successors and assigns, 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 person whomsoever.

WITNESS my hand this 18th day of June, 2003.

THE ESTATE OF LORETTA A. MCCOIN

By: _____
Thomas H. Webber, III,
Personal Representative of the Estate

DISTRICT OF COLUMBIA)

Personally appeared before me, the undersigned, a Notary Public in and for said District of Columbia, **THOMAS H. WEBBER, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Personal Representative of the Estate, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of June, 2003.

Miriam M Fiallo
Notary Public

My Commission Expires: _____

Miriam M. Fiallo
Notary Public District of Columbia
My Commission Expires 4-14-04

