48-A

WARRANTY DEED

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/02/04 11:03 2pgs
Fees:13.00 Taxes:419.95

20040402-0037292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$113,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH 31st DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 02-04-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy S. Duke	American Mortgage Network Inc.	97-5-15
(NAME) 615 Larchwood Drive	(NAME) 10421 Wateridge Cir Suite 250	
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Diego, CA 92121	
(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, **STEPHEN KEITH HOLLISTER AND WIFE, MARY HOLLISTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTY S. DUKE, UNMARRIED**, 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:

LAND in Davidson County, Tennessee, being Lot No. 43, on the plan of Hickory Bend, of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Green Ridge Drive, said point being the common front corners of Lots Nos. 43 and 44; thence along the line between said lots, in a southerly direction 107.4 feet to a concrete monument placed at the corners of Lots Nos. 43, 44, and 51; thence along the line between Lots Nos. 43 and 51, in a westerly direction 74.0 feet to a point in the easterly margin of Larchwood Drive, said point being the common corner of Lots Nos. 43 and 51; thence along the said margin of said Drive; in a northerly direction 90.0 feet to a concrete monument the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve in a northeasterly direction 41.86 feet to a concrete monument in the southerly margin of Green Ridge Drive; thence along the said margin of said Drive and passing a concrete monument at 13.0 feet, a total distance of 68 feet to the point of beginning.

Being the same property conveyed to Stephen Keith Hollister by deed from Julie A. Grisham and husband, Barry Grisham of record in Book 11467, page 465 Register's Office for Davidson County, Tennessee. The said Stephen Keith Hollister has since married.

Mary Hollister, wife of the said Stephen Keith Hollister, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **615 Larchwood Drive, Nashville, TN 37214**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand this 26th 31st day of March, 2004.

Stephen K. Hollister
Stephen Keith Hollister

Mary Hollister
Mary Hollister

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 Stephen Keith Hollister and wife, Mary Hollister, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st ~~26th~~ day of March, 2004.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007