6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL T. HOLLAND	CAPITAL BANK & TRUST COMPANY	73-7-187
(NAME)	(NAME)	
2216A CABIN HILL ROAD	1820 WEST END AVENUE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	NASHVILLE, TN 37203	
(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, TWO RIVERS DUPLEXES a JOINT VENTURE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL T. HOLLAND, 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 LYING AND BEING IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE TO WIT: BEING LOT NO. 53A, OF ZONE LOT DIVISION OF LOTS 44, 45, 46, 47, 48, 49, 50, 51, 52, AND 53, CABIN HILL SUBDIVISION, AS RECORDED IN BOOK 6250, PAGE 361, BEING A REVISION OF SECTION 3, CABIN HILL, OF RECORD IN BOOK 5200, PAGE 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO TWO RIVERS DUPLEXES A JOINT VENTURE BY DEED FROM CABIN HILL ASSOCIATES DATED 03/06/1984 OF RECORD IN BOOK 6245, PAGE 155 SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 2216A CABIN HILL ROAD, 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 14th day of January, 2005.

TWO RIVERS DUPLEXES

By:

TWO RIVERS DUPLEXES BY FRANK F. GHERTNER

Davidson County DEEDWARR
Recvd: 01/20/05 09:06 2 pgs
Fees:13.00 Taxes:234.95

20050120-0007034

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared FRANK GHERTNER, PRESIDENT OF **TWO RIVERS DUPLEXES a JOINT VENTURE**, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the PRESIDENT OF SAID TWO RIVER'S DUPLEXES who executed the foregoing instrument for the purpose therein contained, and that they executed the same as PRESIDENT AND his free act and deed

Witness my hand and official seal at Nashville, Tennessee this 14th day of January, 2005.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public



My Commission Expires JULY 19, 2008