File No. 250801784

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Deborah Lynn Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: September 22, 2007.
(AFFIX SEAL)

JULIA A. HICKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires SEPT 22, 2007

Davidson County DEEDWARR
Recvd: 09/01/05 10:13 2 pgs
Fees:13.00 Taxes:517.63

20050901-0104889

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Lynn Wood	JP Morgan Chase Bank	Map 136-15-0A
(NAME)	(NAME)	
3405 Anderson Road, Unit 134	P.O. Box 47020	Parcel 018.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Doraville, GA 30362	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **James D. Holland and Nancy L. Holland, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Lynn Wood, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, her 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 all of Lot No. 18, on the Plan of PUD Boundary & Final Plat, Phase 1, Watercrest Townhomes, a Horizontal Property Regime, as shown by plat appearing of record in Plat Book 8250, Page 888, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James D. Holland and Nancy L. Holland, husband and wife by Warranty Deed dated March 26, 1999 of record in Book 11427, Page 784, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 10788, Page 553; Charter for Homeowners' Association of record in Book 10788, Page 546 and Book 11158, Page 931; Sanitary Sewer and/or Storm Drainage Easement of record in Book 11433, Page 449; Quitclaim Deed To Homeowners' Association for common area of record in Instrument No. 20000222-0017014; Right-of-Way Agreement to Gulf Interstate Gas of record in Book 2242, Page 139, further conveyed to Columbia Gulf Transmission Company in Book 2875, Page 299; all matters shown on the plan of record in Plat Book 8250, Page 888; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3405 Anderson Road 134, Antioch, TN 37013
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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/our hand(s) this 31st day of August, 2005.

James D. Holland

Nancy L. Holland

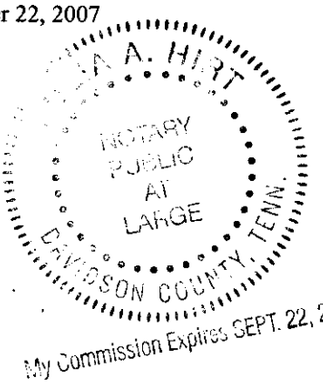
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James D. Holland and Nancy L. Holland 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 at office this 31st day of August 2005.

Commission expires: September 22, 2007



Julia A. Hirt — Notary Public

(seal)

File Number: [redacted]**1784**

RETURN TO:

Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076