RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/05 12:24 3 pgs
Fees:18.00 Taxes:1591.00

20051101-0131914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/26/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Kell Holland and Maria A. Holland	**SAME**	
(NAME) 515 Dekemont Lane	(NAME) 515 Dekemont Lane	Map 159
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	Parcel 48.00
(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, I, **HAYWOOD REDMOND GWINNER**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **LARRY KELL HOLLAND AND MARIA A. 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:

SEE ATTACHED EXHIBIT A

Being part of the same property conveyed to Haywood Redmond Gwinner by Executor's Deed from Haywood Redmond Gwinner, Executor of the Estate of Haywood Page Gwinner, deceased, of record in Instrument 20021015-0126529, said Register's Office.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5444 Granny White Pike, Brentwood, TN 37027

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.

Geneva R. Gwinner joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as the spouse of Haywood Redmond Gwinner.

Witness our hands this 28th day of October, 2005.

Haywood Redmond Gwinner

Geneva R. Gwinner

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 Haywood Redmond Gwinner and Geneva R. Gwinner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 28th day of October, 2005.

Commission expires:

Notary Public

DEKALB COUNTY TENNESSEE NOTARY PUBLIC CHRIS CANTRELL

EXHIBIT A

Land in the 7th Civil District of Davidson County, Tennessee, and being Tracts Nos. 8 and 9 on the Map of the property of Robert H. DeMoss and being a subdivision of a 69-acre tract, and described according to a copy of a survey thereof made by L. D. Justice, Surveyor, April 30, 1947, as follows:

Beginning at a point in the center line of the Granny White Pike at the corner of Tracts Nos. 7 and 8; thence with the line between said tracts, South 86 degrees 11 minutes East 585 feet to a stake; thence South 2 degrees 17 minutes West 430.2 feet to a stake at the corner of Tracts 9 and 10; thence with the line between said Tracts North 86 degrees 11 minutes West 597.4 feet to the center line of Granny White Pike; thence with the center line of said Pike North 3 degrees 49 minutes East 430 feet to the point of beginning, containing 5.83 acres, more or less.

Being the same property conveyed to Haywood P. Gwinner and wife, Jane B. Gwinner by deed from Robert H. DeMoss and wife, Bette Butterfield DeMoss of record in Book 1490, page 349, Register's Office for Davidson County, Tennessee. The said Haywood Page Gwinner having since died being predeceased by Jane B. Gwinner.

INCLUDED IN THE FOREGOING DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THE FOLLOWING TRACT OF LAND CONVEYED TO HIGH RIDGE, L.L.C. BY DEED OF RECORD IN BOOK 9964, PAGE 817, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:

A tract of land in the 33rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 2 as shown on the Plan of the H. P. Gwinner Subdivision of record in Book 8250, page 529, Register's Office for Davidson County, Tennessee, being more particularly described according to a survey by Ragan-Smith Associates, Inc., dated January 29, 1996, Project No. 95-071/4882 as follows:

Commencing at an existing iron pin in the east right of way of Granny White Pike, said pin being the southwest corner of the Wendell K. Barnett et ux parcel, of record in Book 8462, page 280, Register's Office for Davidson County, Tennessee, thence with the south line of Barnett, South 85 degrees 42 minutes 37 seconds East, 10.00 feet to an existing iron pin; thence South 04 degrees 28 minutes 04 seconds West, 226.50 feet to an existing pin, the southwest corner of Lot 1 on the H. P. Gwinner Subdivision, the true POINT OF BEGINNING; thence

1. With the south line of said Lot 1, South 85 degrees 42 minutes 19 seconds East, 581.23 feet to an existing iron pin in the west line of the High Ridge L.L.C. property record in Book 9801, page 991, Register's Office for Davidson County, Tennessee; thence
2. With said west line, South 02 degrees 59 minutes 22 seconds West, 203.64 feet to an existing iron pin, the northeast corner of Tract 1 of the Kevin C. Temple property recording in Book 7106, page 480, Register's Office for Davidson County, Tennessee; thence
3. With the north line of Kevin C. Temple, North 85 degrees 41 minutes 49 seconds West, 586.49 feet to an existing iron pin; thence
4. North 04 degrees 28 minutes 04 seconds East, 203.50 feet to the POINT OF BEGINNING and containing 118,841 square feet or 2.728 acres, more or less.