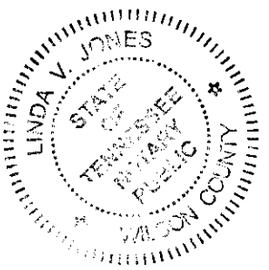
File No. 251100588

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/02/05 12:03 2 pgs
Fees:13.00 Taxes:301.55



20051202-0145094

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edria D. Mitchem	Owner	Map 108-08-0D
(NAME) 1401 Quail Run	(NAME)	Parcel 037.00
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, **Todd M. Holloway and wife, Jackie K. Holloway,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edria D. Mitchem, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment, described as follows: Unit No. 37, Lot No. 69 in a Horizontal Property Regime as shown on the condominium site Plan, Section 3, Phase V, Quail Valley, as of record in Plat Book 5200, Page 435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Todd M. Hollaway and wife, Jackie K. Hollaway by Warranty Deed dated May 15, 1997 of record in Book 10463, Page 538, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 5931, Page 506; Master Deed of record in Book 5884, Page 534, Book 5931, Page 508 and Book 6081, Page 130; above Master Deed supersedes and amends the Master Deed of record in Book 5851, Page 779, Book 5857, Page 371, Book 5857, Page 502 and Book 5869, Page 814, supersedes and amends the Declaration of Covenants, Conditions and Restrictions of record in Book 5851, Page 784 and Book 5857, Page 372, and supersedes and amends By-Laws of record in Book 5851, Page 793 and Book 5857, Page 373; Charter of Homeowners' Association of record in Book 6371, Page 105 and Book 7872, Page 35; Quitclaim Deed to Homeowners' Association for common area of record in Book 6002, Page 539; Sanitary Sewer Easement of record in Book 5655, Page 245; prior plat of record in Plat Book 5200, Page 433; all matters shown on plat of record in Plat Book 5200, Page 435, 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 1401 Quail Run, 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 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 30th day of November, 2005.

Todd M. Hollaway

Jackie K. Hollaway

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Todd M. Holloway and Jackie M. Holloway, 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 30th day of November, 2005.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: 251100588

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122