WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/07 14:14 2 pgs
Fees:13.00 Taxes:743.70

20070320-0033933

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2008

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Todd DeMuth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2007.

Joyce Jordan
Notary Public

MY COMMISSION EXPIRES: 9-23-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 303 Center Ave. Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TODD DEMUTH	Taylor Bean & Whitaker	136-05-0-029.00
(NAME)	(NAME)	
2537 BAYVIEW DRIVE	1417 N. Magolia Avenue	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217	Ocala, FL 34475	
(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, **THE HOLLINS FAMILY TRUST DATED OCTOBER 20, 2005, BETH GREENE (FORMERLY KNOWN AS BETH HOWELL), AS TRUSTEE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD DEMUTH AND WIFE, FABIOLA DEMUTH,** 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 47, BAYVIEW SUBDIVISION, SECTION THREE, as shown on plat of record in Plat Book 9700, Page 685 and Revision One recorded in Book 9700, Page 749, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed to Trustee from Debra S. Hollins (Giffin) to The Hollins Family Trust, Beth Howell, as trustee as recorded on the 1st day of March, 2006 in Instrument No. 20060301-0023253 and Warranty Deed from NVR, Inc., a Virginia Corporation, successor by merger to NVR Homes, Inc., a Virginia Corporation t/a Ryan Homes, a Virginia Corporation to Debra S. Giffin, married as recorded on the 5th day of November, 1998 in Book 11191, Page 939, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 2537 BAYVIEW DRIVE, NASHVILLE, TN 37217

(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 March, 2007.

THE HOLLINS FAMILY TRUST

By: Beth Greene, Trustee
BETH GREENE, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DICKSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared BETH GREENE, (formerly known as Beth Howell), TRUSTEE OF THE HOLLINS FAMILY TRUST, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the TRUSTEE of THE HOLLINS FAMILY TRUST, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said BETH GREENE, TRUSTEE of THE HOLLINS FAMILY TRUST.

Witness my hand and official seal at Dickson, Tennessee this 14th day of March, 2007.

Commission expires: 9-23-08

Joyce Jordan
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2008