Davidson County DEEDWARR
Recvd: 04/17/07 12:02 2 pgs
Fees:13.00 Taxes:1036.00
20070417-0045724

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
David W. Garrison	Bank of Nashville	103-04-0
4509 Nebraska Avenue	401 Church Street	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37219	PARCEL 209.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Eighty Thousand Dollars and Zero Cents ($280,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jason Daniel Holleman and wife, Margaret C. Holleman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David W. Garrison and wife, Erica K. Garrison, 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.

BEING Lot No. 5 of Block No. 17 on the Plan of Sylvan Park of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jason Daniel Holleman and Margaret C. Martin, both unmarried, by deed dated July 31, 2003, from Betty J. Akers, Executrix of the Estate of Mildred V. Hyde, of record as Instrument No. 20030804-0109927 in the Register's Office for Davidson County, Tennessee; the said Jason Daniel Holleman and Margaret C. Martin having since married and the said Margaret C. Martin is now known as Margaret C. Holleman.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 4509 Nebraska Avenue, Nashville, Tennessee 37209

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 our hands this 13th day of April, 2007.

Jason Daniel Holleman

Margaret C. Holleman

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jason Daniel Holleman and Margaret C. Holleman, the bargainors, 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 and official seal at Nashville, Tennessee, this 13th day of April, 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY