Davidson County DEEDWARR
Recvd: 05/30/07 09:42 2 pgs
Fees:13.00 Taxes:3182.00

20070530-0063890

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $860,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2007.

Notary Public

My commission expires: 7-19-08

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bonnie Small	NEW OWNER	129-3-21.00
6310 East Valley Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Russell L. Holloway and wife, Dana S. Holloway

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bonnie Small, Married

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 3 on the plan if the Resubdivision of Lots 17 and 18, Section I, West Meade Farms Inc. of record in Book 7800, page 53, Registers Office for davidson County Tennessee.

Being the same property conveyed to Russell L. Holloway and wife , Wendy W. Holloway by deed from Lee Allen Reynolds, unmarried dated 08-01-1994 and recorded in Book 9426, page 725, Registers Office for Davidson County Tennessee. , said parties having since divorced, and the said Wendy W. Holloway, NOW, Wendy C. Wall, having conveyed her interest to Russell L. Holloway, by Quitclaim Deed dated 10-22-2000, recorded in Instrument No. 20001024-0105311, the said Russell L. Holloway then conveyed said property to Russell L. Holloway and wife, Dana S. Holloway, By Quitclaim Deed dated 10-11-2002, recorded in Instrument No.20021017-0127937, Registers Office for Davidson County Tennessee..

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved (_X_) unimproved (____) property known as 6310 East Valley Road, Nashville, TN 37205.

129-3-21.00 is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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(S), 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/OUR HANDS EFFECTIVE AS OF May 16, 2007:

Russell L. Holloway

Dana S. Holloway

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Russell L. Holloway and Dana S. Holloway, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 16th day of May, 2007.

Notary Public

My Commission Expires: 7-19-08

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 16th day of May, 2007.

Notary Public

My Commission Expires:_____

20071193R