318

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/07 12:28 2 pgs
Fees:13.00 Taxes:562.40

20070702-0078638

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $152,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JUNE, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/22/10

PRESTON-WILLIAMSON TENN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY ANGELA

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02220 HOLLAND CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
George C. Holland	~~same~~ Bank of America	173-04-A 183.00 CO
4920 Alexis Drive	9000 Southside Blvd.	
Cane Ridge, TN 37013	Jacksonville, FL 32256	**Notary Seal present, but could not be reproduced.**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bill Garrett
Davidson County Register of Deeds

LAURA HAYES DEMING, AND HUSBAND, BENJAMIN DEMING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GEORGE C. HOLLAND, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4920 Alexis Drive, Cane Ridge, TN 37013

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 29th day of June, 2007.

Laura Hayes Deming
Laura Hayes Deming

Benjamin Deming
Benjamin Deming

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LAURA HAYES DEMING AND BENJAMIN DEMING, the bargainor(s), 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 Franklin, Tennessee, this 29th day of June, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 183, PHASE I, OAK HIGHLANDS, as shown on plat of record in Plat Book 6900, Pages 431-435, 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 to Laura Hayes by Warranty Deed from Brian H. Gentry and Mary Lynn Swain Gentry, husband and wife, recorded on the 12th day of May, 2005 in Instrument No. 20050512-0053654, in the Register's Office of Davidson County, Tennessee.

Laura Hayes having since married and is now known as Laura Hayes Deming.

Benjamin Deming joins in this conveyance to convey any marital status he many have in subject property.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.