# WARRANTY DEED

RETURN TO:

**First National Financial Title**
**25 Century Blvd., Ste. 203**
**Nashville, TN. 37214**

NIS143

Davidson County DEEDWARR
Recvd: 07/20/07 10:18 2 pgs
Fees:13.00 Taxes:388.13

20070720-0086394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-16-07

(AFFIX SEAL)

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jan A. Hollier | Countrywide Home Loans Inc | 096-10-0 116.00 |
| (NAME) 2924 Leatherwood Drive | (NAME) PO Box 961206 FTWX 22 | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Fort Worth, TX 76161 | |
| (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, Charlene M. Greer, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jan A. Hollier, unmarried, 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. 263 on the Plan of Cloverhill Section No. V of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Joseph Abram Greer, Jr. and wife, Charlene M. Greer by Warranty Deed dated 10/12/1954 from Clarence E. Elrod and wife, Elaine C. Elrod of record in Book 2302, Page 339, Register's Office for Davidson County, Tennessee.

Joseph Abram Greer, Jr. died on April 9, 1992.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2924 Leatherwood Drive, 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 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 18th day of July, 2007.

Charlene M. Greer

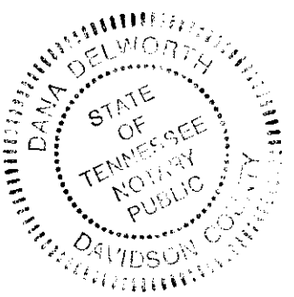
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlene Greer the bargainor (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 and official seal at Nashville, Tennessee this 18th day of July, 2007.

Commission expires:
01/24/09

Notary Public




**RETURN TO:**

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216