Davidson County DEEDWARR
Recvd: 01/28/08 12:15 2 pgs
Fees:13.00 Taxes:233.10
20080128-0008702

WARRANTY DEED

HOLLAND-H08010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY:
Property Title and Escrow, Inc.
113 Hazel Path, Suite 1
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Freddie Richard Holland, Jr., unmarried	US Bank	107-13-A-45
(NAME)	(NAME)	
945 Coarsey Drive	PO Box 20005	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217-2138	Owensboro KY 42304-0005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, CAROLYN NASH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto FREDDIE RICHARD HOLLAND, JR., UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being Unit No. 945, in Four Maples Condominium, a horizontal property regime, as shown on Plat of record in Book 5200, page 283, Register's Office for said County, to which plan reference is here made and otherwise known as 945 Coarsey Drive, Nashville.

Being the same property conveyed to Carolyn Nash by Deed from James R. Nash and Carolyn G. Nash of record in Instrument # 20041228-015333, recorded December 28, 2004, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 945 Coarsey Drive, Nashville, Tennessee 37217-2138
(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/our hand(s) this 25th day of January, 2008.

Carolyn Nash

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Putnam

Personally appeared before me, Rhonda Huddleston, a Notary Public in and for said County and State, the within named Carolyn Nash, 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 25th day of January, 2008.

My Commission Expires: 10-21-08

RHONDA HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Rhonda Huddleston
Notary Public

I, Dawn Chase, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jai Kehew, a notary public for this county and state, Dawn Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JAI KEHEW
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 9-16-09

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).