File No. 271201056

20B

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$69,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/07/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 03/06/08 11:20 2 pgs
Fees:13.00 Taxes:257.15

20080306-0022651

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donnie Reed and wife, Shelia Reed	**SAME AS NEW OWNER**	**Map 33-12** **Parcel 27**
(NAME)	(NAME)	
1165 WINDSOR DRIVE (ADDRESS)	(ADDRESS)	
GALLATIN, TN 37066 (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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roy Wade Holloway, Jr. and Elizabeth Holloway, as Devisee's under the Last Will and Testament of Sherry Irene Holloway, Deceased

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

Donnie Reed and wife, Shelia Reed,

HEREINAFTER CALLED THE GRANTEE(S), 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. 195 on the Plan of Gatewood, Section One, as of record in Book 3300, Page 47-52, both inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Sherry Holloway by Quitclaim Deed dated August 11, 1995, from Nellie St. John, Executrix of the Last Will and Testament of Thelma G. Turner, Deceased, of record in Book 9760, Page 47, Register's Office for Davidson County, Tennessee. The said Sherry Holloway having since died on August 14, 2007, in Davidson County, Tennessee. By Last Will and Testament of Sherry Irene Holloway, deceased, Probate No. 07P-1359, Circuit Court , Probate Division, for Davidson County, Tennessee, the property herein was devised to Beth Holloway and Wade Holloway.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

Gary W. Temple executed this instrument on behalf of Roy Wade Holloway, Jr. and Elizabeth Holloway pursuant to the Specific Power of Attorney which is of record by Instrument No. 20080306 00 22649 * in the Register's Office for Davidson County, Tennessee. Roy Wade Holloway, Jr. being one and the same person as Wade Holloway and Elizabeth Holloway being one and the same person as Beth Holloway.

*and Instrument No. 20080306 0022650

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **312 Connie Avenue, Goodlettsville, TN 37072**

(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 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 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 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 our hands this 4th day of March, 2008.

Roy Wade Holloway Jr.
By Gary W. Temple, His Attorney-in-fact

Elizabeth Holloway
By Gary W. Temple, Her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Gary W. Temple**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact, pursuant to Power of Attorney of record by Instrument No. 200803060022649 *, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact of Roy Wade Holloway, Jr. and Elizabeth Holloway** (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this the 4th day of March, 2008.

* and Inst. No. 200803060022650

My Commission Expires:
11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public.

File Number: 271201056
RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072