File No. 290600575

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen N. Cole	SunTrust Mortgage	09606022100
(NAME) 1409 Brighton Circle	(NAME) 401 Commerce Street	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, TN 37219	
(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, Gary Holland, Co-Executor and Barry L. Holland, Co-Executor for the Estate of Mary R. Holland**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Kristen N. Cole, Marrie**d, hereinafter called the grantee(s), Her 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 all of Lot No. 198, on the plan of Cloverhill Section No. IV, of record in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to LEONARD R. HOLLAND AND WIFE, MARY RUTH HOLLAND by deed from SOUTHERN DEVELOPMENT COMPANY, A TENNESSEE CORPORATION of record in Book 2244, Page 155, dated January 4, 1954 and filed for record on January 5, 1954, Register's Office for DAVIDSON County, Tennessee. Mary Ruth Holland, a/k/a Mary R. Holland, died testate on May 20, 2008. Her will having been probated under Docket 08P1386, Davidson County Probate Court, directing real property to be sold by executors Gary Holland and Barry L. Holland. The said Leonard R. Holland having predeceased Mary Ruth Holland on October 5, 2007.

This conveyance is subject to: (1) All matters as set forth per Plat Book 2133, Page 62; (2) Sanitary Sewer and Storm Drainage Easement of record in Book 6247, Page 143, said Register's Office.

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 509 Cottonwood 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 GRANTEE(S), Her 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), Her 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.

Davidson County DEEDWARR
Recvd: 07/24/09 15:34 3 pgs
Fees:18.00 Taxes:366.30
20090724-0069837

Witness my/our hands this 22nd day of July, 2009.

Gary Holland, Co-Executor for the Estate of Mary R. Holland

Barry L. Holland, Co-Executor for the Estate of Mary R. Holland

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Holland and Barry L. Holland with whom I am personally acquainted and who proved themselves to be the Co-Executors of the Estate of Mary R. Holland, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 22nd day of July, 2009.

Commission expires: 11.28.09

Notary Public

File Number: 290600575

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

