BILL GARRETT, Davidson County
Trans:T20100000776 DEEDWARR
Recvd: 01/05/10 14:32 2 pgs
Fees:13.00 Taxes:843.60
20100105-0000915

WARRANTY DEED

Return to: File Box 9-B
First Title and Escrow Co.
ftec file #29245

KAREN FORD MARLIAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 25, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **December, 2009**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Gary (NAME)	People's Home Equity (NAME)	Map 117-3, Parcel 78.00
2718 Sharondale Court (ADDRESS)	213 Ward Cr. #201 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in 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, I/WE, **The Holladay Living Trust, Diane P. Holladay, Trustee**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anne Gary, 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Hillsboro Circle as of record in Book 1130, page 15, Register's Office for said County, to which reference is hereby made for a complete description.

Included in the above description, but specifically excluded therefrom is that property conveyed to the State of Tennessee in Book 4795, page 444, said Register's Office.

Being the same property conveyed to The Holladay Living Trust, Diane P. Holladay Trustee, with full power to Mortgage, sell, transfer and convey without Joinder of any Beneficiary by Warranty Deed from Douglas E. Bethel and Christy A Bethel, married, dated November 15, 2002 and recorded in Instrument No. 20021121-0144748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 2718 Sharondale Court, Nashville, TN 37215

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, has 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 **30th** day of **December, 2009**

The Holladay Living Trust

The Holladay Living Trust, Diane P. Holladay, Trustee

Diane P. Holladay, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Diane P. Holladay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee, and is authorized to execute the instrument on behalf of The Holladay Living Trust, the within named bargainor, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of The Holladay Living Trust by herself as Trustee.

Witness my hand and seal this 30th day of December, 2009.

Notary Public

My Commission Expires: _____

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010