THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29486-04-2010** **Record & Return To:** **Realty Title & Escrow Company, Inc.** **5111 Maryland Way, Suite 101** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $139,000.00. Affiant Subscribed and sworn to before me this 21st day of April, 2010. Notary Public My Commission Expires: 1/10/14

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: Jay E. Pendergraft 4373 Baton Rouge Drive Hermitage, TN 37076	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 075-07-0-115.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William A. Holleman and wife, Kimberly A. Holleman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jay E. Pendergraft, an unmarried man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4373 Baton Rouge Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of April, 2010.

William A. Holleman

Kimberly A. Holleman

BILL GARRETT, Davidson County
Trans:T20100024292 DEEDWARR
Recvd: 04/23/10 13:49 2 pgs
Fees:13.00 Taxes:514.30
20100423-0030870

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William A. Holleman and Kimberly A. Holleman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2010.

Notary Public

My Commission Expires:

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Section 1, Highlands of Tulip Grove, as of record in Plat Book 4675, Page 26, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William A. Holleman and wife, Kimberly A. Holleman by Deed dated 4/26/1996 from Randall R. Dailey and wife, Janice E. Dailey of record in Book 10030, Page 360, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 4793, Page 157, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Pllat Book 4675, Page 26, Register's Office for Davidson County, Tennessee.
4. Slope and Drainage Easement of record in Book 4128, Page 813, Register's Office for Davidson County, Tennessee.