WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 2010

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100030805 DEEDWARR
Recvd: 05/21/10 14:00 5 pgs
Fees:28.00 Taxes:451.40
20100521-0039425

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse D. Schuster	Bank of America	103-1
(NAME)	(NAME)	(MAP)
414 American Road	801 Crescent Centre Drive, Suite 510	1
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Franklin, TN 37067	
(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, Richard Holloway, Executor, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jesse D. Schuster, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Charlotte Park, Section 1, of record in Book 2663, pages 2 to 6, inclusive, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 111 fronts 75 feet on the easterly side of American Road and runs back 164 feet on the north line and 107.5 feet on the south line, to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Ira Hollaway (also known as Ira Holloway) and wife, Dorothy M. Hollaway (also known as Dorothy M. Holloway), by deed dated July 22, 1971, from W. Marvin Kuhns and wife, Virginia S. Kuhns, of record in Book 4523, Page 256, in the Register's Office for Davidson County, Tennessee. The said Ira Holloway and Dorothy M. Holloway having since died, Ira Holloway having predeceased Dorothy M. Holloway.

Dorothy Holloway (last name being spelled differently than vesting deed) died January 7, 2003.

By Order of Probate for Muniment of Title of record as Docket No. 09P-1679 in the Seventh Circuit for Davidson County, Tennessee, Probate Division, title vests in the beneficiaries under the Last Will and Decedent's heirs at law being Richard Holloway, Janice Bass and David Wayne Holloway. David Wayne Holloway has since died intestate. His interest has vested in Barbara Holloway, Crystal Lynn Holloway, Logan Holloway (a minor) and Sabrina Holloway (a minor) as his heirs at law. Logan Holloway and Jason Logan Holloway are one and the same person. Debbie Smith is executing the document as guardian for Logan Holloway and Sabrina Holloway pursuant to Order of record in Instrument No 20100521003942 4, said Register's Office. Kristy Robinson is executing this document as conservator for Barbara Holloway pursuant to Order of record in Instrument No. 20100521003942 3, said Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 414 American Road, Nashville, Tennessee 37209

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 14 day of May, 2010.

Richard Holloway
Richard Holloway

Janice Bass
Janice Bass

Kristy Robinson
Kristy Robinson, Consevator for Barbara Holloway

Crystal Lynn Holloway

Debbie Smith
Debbie Smith, Guardian of Logan Holloway

Debbie Smith
Debbie Smith, Guardian of Sabrina Holloway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Richard Holloway and Janice Bass with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of May, 2010.

Jennifer S. Dunlap
Notary Public

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 9/23/13

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Crystal Lynn Holloway with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at _____, CA, on this the _____ day of _____, 2010.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Debbie Smith, Guardian of Logan Holloway and Sabrina Holloway**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as **Guardian of Logan Holloway and Sabrina Holloway**, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2010.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kristy Robinson, Conservator for Barbara Holloway**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as **Conservator of Barbara Holloway**, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17 day of May, 2010.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 414 American Road, Nashville, Tennessee 37209

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 _____day of _____, 2010.

Richard Holloway

Janice Bass

Kristy Robinson, Consevator for Barbara Holloway

Crystal Lynn Holloway

Debbie Smith, Guardian of Logan Holloway

Debbie Smith, Guardian of Sabrina Holloway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Richard Holloway and Janice Bass with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the _____ day of _____, 2010.

Notary Public

My Commission Expires:

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Crystal Lynn Holloway with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at _____, CA, on this the _____ day of _____, 2010.

Notary Public

My Commission Expires:

See Attache

CHANG
COMM. #
NOTARY PUBL
LOS ANGEL
COMM. EXPIRES

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles }

On 5/17/2010 (Date) before me, Chang Nim Kim Notary Public (Here Insert Name and Title of the Officer)

personally appeared Crystal Lynn Holloway (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

CHANG NIM KIM
COMM. # 1799660
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES JUNE 26, 2012

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 5/17/2010 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER — Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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