Rec & Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20100033752 DEEDWARR
Recvd: 06/03/10 13:39 3 pgs
Fees:18.00 Taxes:666.00
20100603-0043053

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 2010.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G10-0792D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brad McKee and Julienne McKee, husband and wife (NAME)	Same (NAME)	61-8-103
4611 Camellia Place (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(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 HEREBYACKNOWLEDGED, WE, **James Newton Hollingsworth Jr. and Julie Ann Hollingsworth Webb, Devisees under The Last Will and Testament of Rita B. Hollingsworth**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brad McKee and Julienne McKee, husband and wife**, 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. 4 on the plan of GEO. C. NOLEN'S SUBDIVISION, of a 10-Acre Tract in the 15th formerly the 11th, Civil District of Davidson County, Tennessee, not of record, described according to a survey made by Erle Drake, county Surveyor, May 30, 1935, as follows:

Beginning on the westerly margin of Camelia Place, formerly Newton Avenue, at a point 275.5 feet south of the southerly margin of Log Cabin Road, the corner of Lots Nos. 3 and 4; thence with the westerly margin of Camelia Place, southwardly 100 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, westwardly 220 feet; thence north 6-3/4 degrees west 100 feet to the corner of lots Nos. 3 and 4; thence with the line between said two lots, eastwardly 220 feet to the beginning.

BEING the same property conveyed to James N. Hollingsworth and wife, Rita B. Hollingsworth from Fred L. Rivers, Jr and wife, Autrey S. Rivers, by Deed dated April 29, 1963, in Book 3536, Page 265, in the Register's Office for Davidson County, Tennessee.
James N. Hollingsworth has since died June 27, 1978, vesting sole ownership in Rita B. Hollingsworth as surviving tenant by the entirety. The said Rita B. Hollingsworth having since died testate July 28, 2009. Pursuant to the terms of her Last Will and Testament of record in the Seventh Circuit Court for Davidson County, Tennessee, filed on August 27, 2009 as Docket No. O9P1231, said property being devised to James Newton Hollingsworth, Jr. and Julie Ann Hollingsworth. Lannie Holland joins in this conveyance serving as Executor of said Last Will and Testament evidencing is consent to this conveyance.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of James Newton Hollingsworth, Jr. is signed by his duly appointed Attorney-in-fact Lannie Holland, pursuant to the Power of Attorney recorded in Instrument #20100603-0043052, said Register's Office.

This is improved property, known as 4611 Camellia Place, Nashville, TN 37216.

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. Whenever 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 27th day of May, 2010.

JAMES NEWTON HOLLINGSWORTH, JR.

By: _____ May 27, 2010
Lannie Holland, Attorney-in-Fact Date

_____ May 27, 2010
Julie Ann Hollingsworth Date

_____ May 27, 2010
Lannie Holland, Executor Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Ann Hollingsworth, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of May, 2010.

My Commission Expires: 6/23/2012 _____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lannie Holland, Attorney-in-Fact for James Newton Hollingsworth, Jr., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of May, 2010.

My Commission Expires: 6/23/2012 _____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

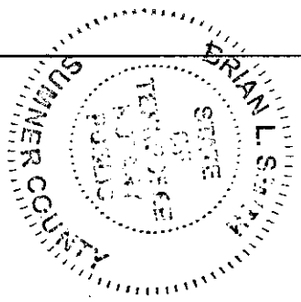
Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lannie Holland, Executor for The Estate of Rita B. Hollingsworth, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained,

and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of May, 2010.

My Commission Expires: 12/2/2012

Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066