# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100033794 DEEDWARR
Recvd: 06/03/10 14:23 2 pgs
Fees: 13.00 Taxes: 1794.50

20100603-0043098

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Christopher P. Loss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2010.

June

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher P. Loss | Franklin America Mgt. | Map 116-~~00~~ 30 |
| (NAME) | (NAME) | |
| 131 Kenner Avenue | 501 Corporate Centre Dr #400 | Parcel 83 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **BRIAN BOLIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER P. LOSS AND WIFE, CATHERINE LOSS,** 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 the northerly half of Lot No. 73 on the Map of Kenner Manor Land Co's Second Subdivision of the Kenner Tract of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 73 fronts 50 feet on the westerly margin of Kenner Avenue and runs back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Brian Bolin, an unmarried person, by deed from Patricia Ann Pigg, n/k/a Patty Bowman, unmarried, of record in Instrument No. 20010530-0055466, said Register's Office. Jessa Baxter Bolin conveyed any interest she may have had in said property to Brian Patrick Bolin by Quitclaim Deed of record in Instrument #20060807-0096131, said Register's Office.

Brian Bolin (a/k/a Brian Patrick Bolin) has since re-married. Mary Cady Bolin joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 421, page 100, said Register's Office; and (c) joint driveway agreement of record in Book 5940, page 714, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 131 Kenner Avenue, Nashville, Tennessee 37205
(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 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 hand this 1st day of ~~May, 2010~~ June, 2010 BPB.

Brian Bolin

Mary Cady Bolin

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 Brian Bolin and Mary Cady Bolin, the bargainor, 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 and official seal at Nashville, Tennessee this 1st day of ~~May, 2010~~ June, 2010 BPB.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011