WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100041448 DEEDWARR
Recvd: 07/07/10 08:37 2 pgs
Fees:13.00 Taxes:573.50

20100707-0053010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Christina Bratton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2010

Notary Public

MY COMMISSION EXPIRES: 3.7.2011
(AFFIX SEAL)

GIB VANDEVENDEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1ST United Title and Escrow, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina Bratton	SAME	136-05-A-63.00C0
(NAME)	(NAME)	
3029 Harbor Lights Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **James S. Holloway and James R. Holloway**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christina Bratton**, unmarried, HEREINAFTER CALLED THE GRANTEE(S), 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. 68 on the Plan of Bayview Estates, Phase Two, (a Planned Unit Development), of record in Instrument 200006090057633, Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James S.Holloway and James R. Holloway by deed from Stephen H. Jared and wife Melissa Jared of record in Instrument 200506100066892, Register's Office for Davidson County, Tennessee, dated June 2, 2005.

This conveyance is subject to the following: Taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument 200006090057633; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10323, Page 55, amended in Book 10727, page 268, Book 11019, page 911, Book 11251, page 126, and Book 11271, page 163; y-Laws in Book 10323, page 86; Landscape Agreement in Book 10339, page 298; Easements in Book 3708, page 237, Book 7830, page 233, Book 10085, page 576 and Book 10339, page 233; Easement for BellSouth in Book 11762, page 271; Quitclaim Deed of common areas to HOA in Instrument 200007100068261; All matters shown on the Plan of record in Book 9700, page 517; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3029 Harbor Lights Drive, Nashville, TN 37217
(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 30th day of June, 2010

James S. Holloway
by attr in fact

James R. Holloway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James R. Holloway, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of June, 2010

Notary Public

My Commission Expires: 3.7.2011

GIB VANDERHEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared James R. Holloway to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James S. Holloway and acknowledged that he executed the same as the free act and deed of the said James S. Holloway.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 2010

Notary Public

My commission expires: 3.7.2011

GIB VANDERHEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY