This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

BILL GARRETT, Davidson County
Trans:T20100046810 DEEDWARR
Recvd: 07/30/10 12:17 2 pgs
Fees:13.00 Taxes:121.99
20100730-0059842

ADDRESS NEW OWNER:
Robert L.& Claudia E. Williams
1539 12th Ave N.
Nashville, TN 37208

MORTGAGEE:
William D. Hollis
140 Neal Blvd.
LaVergne, TN 37086

SEND TAX BILL TO:
Owner

MAP **81-11**
GROUP
PARCEL **584 & 585**

WARRANTY DEED

" PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION"

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William D. Hollis** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Robert L. Williams and wife, Claudia E. Williams**, hereinafter called the "GRANTEES", their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 174, in McGavock, Wetmore and others' Second Addition to Nashville, called the Addition to the Town of McGovock, a Plan of which is the record in Book 21, page 41, said Register's Office.

Said Southerly half of Lot No. 174 fronts 25 feet on the westerly side of 12th Avenue, North formerly Florence Street, and runs back between parallel line 154 feet to an alley.

Being the same property conveyed to William Hollis, soley, by Deed dated September 26, 1990 from Martha E. Ladd, a widow, of record in Book 8205, page 679, Register's Office for Davidson County, Tennessee.

AND
Being the Northerly one half (1/2) of Lot No. 174, in the plan of the Town of McGavock as of record in Book 21, page 41, of the Register's Office for Davidson County, Tennessee

Said Northerly one half (1/2) of Lot number 174, fronts twenty five (25) feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel line one hundred fifty-four (154) feet to an alley.

Being the same property conveyed to William D. Hollis, by Deed dated December 1, 1994, from Joetta Carroll, and Delores (Carroll) Scott of record in Book 9549, Page 14, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

This was not used as marital property by Grantor, investment purposes only.

This is improved property known as 1539 & 1541 12th Ave No., Nashville, Tennessee 37219.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, includingany improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an **"as is, where is"** and **"with all faults"** condition.

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,

GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the ~~1st~~ 29th day of ~~August~~ July, 2010.

William D. Hollis

William D. Hollis aka William Hollis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William D. Hollis**, aka **William Hollis** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of July, 2010.

NOTARY PUBLIC

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $32,969.00.

Robert S. Williams

AFFIANT

Subscribed and sworn to before me on this 29th day
of July, 2010.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011