BILL GARRETT, Davidson County
Trans:T20100075976 DEEDWARR
Recvd: 12/02/10 11:54 2 pgs
Fees:13.00 Taxes:592.00
20101202-0095956

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2010

NOTARY PUBLIC

My commission expires: 9/23/13

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian L. Holaway and Kristi Holaway 1312 Paulson Way Antioch, TN 37013	Same address as new owner	172.08-0A-043.00-CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Thousand and 00/100 DOLLARS ($160,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **PHILIP M. BLEDSOE and wife, SHANELL P. BLEDSOE,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN L. HOLAWAY and wife, KRISTI HOLAWAY,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Property Commonly Known as: 1312 Paulson Way Antioch, TN 37013

BEING Lot No. 43 on the Plan of Section Two-B, Hunters Branch, as shown by plat of record in Plat Book 6900, Pages 336* and 337, ot the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Philip M. Bledsoe and wife, Shanell P. Bledsoe, by Warranty Deed from Barbara Vanderloop, dated September 27th, 2006, and filed for record on September 29th, 2006, of record in Instrument No. 20060929-0120973, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 30th day of November, 2010.

PHILIP M. BLEDSOE

SHANELL P. BLEDSOE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **PHILIP M. BLEDSOE and SHANELL P. BLEDSOE**, 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 seal, this the 30th day of November, 2010.

Notary Public

Printed Notary Name

My commission expires: _____

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014