WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 4, 2013

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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
Thomas Riley Holliday	Tennessee Bank & Trust	Map 147.15
(NAME)	(NAME)	
567 Watsonwood Drive	330 Mayfield Drive, Suite C-6	Parcel 45
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **HAZEL S. BROWN, UNMARRIED, AND KATHY BROWN THOMAS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS RILEY HOLLIDAY, UNMARRIED,** 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. 249 on the Plan of Whispering Hills, Section II-B, of record in Plat Book 2331, page 155, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hazel S. Brown and Kathy Brown Thomas by Quitclaim Deed dated July 9, 1998 from Russell J. McCann, Trustee of record in Book 11019, page 576, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 2331, page 155, said Register's Office; and (c) easement of record in Book 6077, page 443, said Register's Office.

Kathy Brown Thomas warrants that she has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

unimproved ☐

This is improved ☒ property, known as 567 Watsonwood Drive, Nashville, Tennessee 37211

(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.

BILL GARRETT, Davidson County
Trans:T20110024523 DEEDWARR
Recvd: 04/26/11 15:38 2 pgs
Fees:13.00 Taxes:481.00
20110426-0031983

Witness our hands this 25 day of April, 2011.

Hazel S. Brown By Kathy B. Thomas, Attorney in Fact

Kathy Brown Thomas

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 Kathy Brown Thomas, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of April, 2011.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4. 2013

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of April, 2011, before me personally appeared Kathy B. Thomas, to me known to be the person who executed the foregoing instrument on behalf of Hazel S. Brown and acknowledged that she executed the same as the free act and deed of Hazel S. Brown.

Witness my hand and official seal at Nashville, Tennessee this 25 day of April, 2011.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4. 2013

Notary Public