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GRM

BILL GARRETT, Davidson County
Trans:T20110046289 DEEDWARR
Recvd: 07/29/11 15:01 2 pgs
Fees:13.00 Taxes:943.50
20110729-0058424

THIS INSTRUMENT PREPARED BY: **GEORGE V. CRAWFORD, JR.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $255,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2011. Notary Public My Commission Expires: 3-9-13

IVA J. BINKLEY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.

Address New Owner As Follows: Olyn Fred Moore III and Ellen Carroll Moore 166 Jefferson Square Nashville, TN 37215	Send Tax Bills To: Olyn Fred Moore III 1021 Cooper Drive Dyersburg, TN 38024	Map-Parcel Number: 131 05 0A 166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLIE L. HOLLAND AND HUSBAND, JOHN THOMAS HOLLAND II**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **OLYN FRED MOORE III AND WIFE, ELLEN CARROLL MOORE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 166 on the Plan of Jefferson Square Townhouses of record in Plat Book 4675, page 12, Register's Office for said County, to which Plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square, Section One, a horizontal property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693, and in Book 8550, page 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kellie L. Holland by deed from The Estate of Loreta A. McCoin, of record as Instrument No. 20030619-0085092, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4675, page 12, Register's Office for Davidson County, Tennessee.

3. Master Deed Establishing a Horizontal Property Regime of Jefferson Square (Section One), of record in Book 4731, page 332, and Amendments to the Master Deed of Jefferson Square (Section One), of record in Book 5826, page 693, and Amendment #2 to Master Deed of record in Book 8550, page 3, Register's Office for said County.

4. By-Laws of Jefferson Square Section One of record in Book 4731, page 341, and as amendments thereto, of record in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, and Book 10355, page 306, Register's Office for Davidson County, Tennessee.

5. Rule Regarding Collection of Water Bills of record as Instrument No. 20100503-0033416, Register's Office for Davidson County, Tennessee.

6. Grant of Overhead Line Easement of record as Instrument No. 20020122-0008268, Register's Office for Davidson County, Tennessee.

This is improved property known as: **166 Jefferson Square, Nashville, TN 37215**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of July, 2011.

Kellie L. Holland

Kellie L. Holland

John Thomas Holland II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KELLIE L. HOLLAND**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of July, 2011

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN THOMAS HOLLAND II**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of July, 2011

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015