WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$485,000.00**

Shirley Holland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2011.

Robert L Scruggs
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

BILL GARRETT, Davidson County
Trans:T20110051516 DEEDWARR
Recvd: 08/22/11 11:23 2 pgs
Fees:13.00 Taxes:1794.50
20110822-0064721

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Holland	**Same As Owner**	**MAP 116-8-Q**
(NAME) **PO Box 22550**	(NAME)	**PARCEL 1.00CO**
(ADDRESS) **Knoxville, TN 37933**	(ADDRESS)	
(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, I, **LON F. RABY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES HOLLAND AND WIFE, SHIRLEY HOLLAND,** 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 Unit B on the Master Deed of Kenner Manor Condominiums shown on Exhibit "B" of record in Instrument No. 20051230-0156803 and supplemented and amended as shown on Exhibit "A" of Instrument No. 20070628-0077173, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Lon F. Raby by Warranty Deed from E.W. Cobb, unmarried filed for record December 21, 2005 of record as Instrument No. 20051221-0152904, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 134, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20051230-0156803 and 20070628-0077173, said Register's Office; and (d) Charter of record in Instrument No. 20060109-0003144, said Register's Office; and (e) Parking restricted to garage and front section of horseshoe, absolutely no parking in the straight away portion of the driveway leading back to Unit A, Kenner Manner Condominiums.

unimproved ☐

This is improved ☒ property, known as **Mailing Address: 201 B Woodmont Circle, Nashville, TN 37205**
Tax/Legal Address: 201A Woodmont Circle, Nashville, TN 37205
(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 19th day of August, 2011.

LON F. RABY

Lon F. Raby

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Lon F. Raby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 2011.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Notary Public