Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110053599 DEEDWARR
Recvd: 08/30/11 13:58 2 pgs
Fees:13.00 Taxes:1948.05
20110830-0067213

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $526,500.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2011.

Notary Public

My commission expires: 5/20/14

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert McKinley Holliman Jr. Jaime Elizabeth Bruce	new owner	
2710 Oakland Ave.		117-04-0-171
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM F. HUGHES III, AND KATHRYN B. HUGHES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT MCKINLEY HOLLIMAN, JR. AND JAIME ELIZABETH BRUCE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 37 and the north 10 feet of Lot No. 36, on the Plan of Belmont Terrace, as shown on plat of record in Plat Book 421, page 101, in the Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 60 feet on the easterly side of Oakland Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to William F. Hughes, III and Kathryn B. Hughes, husband and wife by deed from William F. Hughes, III, a married man of record in Instrument No. 20050203-0012642, Register's Office for Davidson County, Tennessee, dated January 26, 2005.

Being the same property conveyed to William F. Hughes, III by deed from Thomas J. Snell, unmarried of record in Instrument No. 200008020076453, Register's Office for Davidson County, Tennessee, dated July 31, 2000.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2710 Oakland Ave., Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~19th~~ 22nd day of August, 2011.

William F. Hughes III

Kathryn B. Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William F. Hughes, III, and Kathryn B. Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~19th~~ 22nd day of August, 2011.

Notary Public

My Commission Expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY