WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110060539 DEEDWARR
Recvd: 09/29/11 10:14 2 pgs
Fees:13.00 Taxes:518.00
20110929-0075415

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/10/12

(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Israel J. Holliday	New Owner	14701009600
(NAME) 4727 Danby Dr.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John R. Miles, Substitute Administrator For The Estate Of James Knox Davidson**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Israel J. Holliday and Hollie L. Holliday , husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 338, on the plan of Section Three Caldwell Hall, of record in Plat Book 2900, Page 131, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to James K. Davidson, unmarried by Deed from Ann B. Mullen, unmarried, dated 06/28/1995 and filed for record on 06/29/1995 in Book 9715, Page 563, Register's Office for Davidson County, Tennessee.

The said James Knox Davidson died testate on 11/22/2009 devising subject property to Esther Lankford Davidson as evidenced by the Last Will and Testament of James Knox Davidson filed in Will Book Document No 10p560, in the Probate Court Clerk's Office for Davidson County.

Order Approving Contract for Sale of Real Estate grants Substitute Administrator, John R. Miles, right to convey subject property.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 2900, Page 131, said Register's Office.

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4727 Danby Drive, Nashville, TN 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28th day of September, 2011.

John R. Miles, Substitute Administrator for The Estate of James Knox Davidson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Miles, Substitute Administrator of the Estate of James Knox Davidson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 2011.

Notary Public
My Commission Expires: 11/10/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY