WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110079986 DEEDWARR
Recvd: 12/19/11 09:18 2 pgs
Fees:13.00 Taxes:105.45
20111219-0098485



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: February 21, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill Hollis	Bill Hollis	51-15-OA-32.00
(NAME) 420 Walton Lane	(NAME) 1018 Elvira Ave ~~420 Walton Lane~~	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville TN 37214 ~~Madison, TN 37115~~	
(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, **Mary Lee Hayes, Robert B Gunter, Jr and George Rivers Gunter, all heirs of Barbara Gunter Hall,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billy E. Hollis and Robert C. Williams, joint tenants with rights of survivorship,** 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:

Being unit No G-32 as shown on Plat of Quail Creek Condominiums of record in Book 6328, page 89-90 Register's Office of Davidson County, Tennessee together with all the undivided interest in the common elements of the Quail Creek Homeowner's Association all described in Book 6328, page 44 Register's Office of Davidson County, Tennessee to which plat reference is here by made for a more complete and accurate description thereof.

Being the same property conveyed to Barbara Hall by Deed from Regina Binkley and husband Hershel Binkley dated September 29th, 1998 and filed for record in Book 11133, page 80 Register's Office of Davidson County, Tennessee. The said Barbara Hall having died testate on June 23, 2011, leaving the property to Mary Lee Hayes, Robert B. Gunter, Jr. and George Rivers Gunter by will of record as No. 11P-1276 in the Probate Clerk's Office for Davidson County, Tennessee.

Subject to any and all matters appearing in the Register's Office of Davidson County, Tennessee.

Subject to any and all matters on the plan of record in Book 6328, page 89-90 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in Book 6328, page 44 Register's Office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Subject to any and all matters contained in the Master Deed of record in Book 6328, page 44 and the By-Laws of record in Book 6328, page 74, Register's Office for Davidson County, Tennessee.

Subject to all the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

unimproved ☐

This is improved ☒ property, known as 420 Walton Lane, Madison, TN 37115
(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 16th day of December, 2011.

Mary Lee Hayes, individually and as the executrix of the estate of Barbara Gunter Hall

Robert B. Gunter, Jr.

George Rivers Gunter

STATE OF South Carolina

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Mary Lee Hayes the bargainor (s), 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 this 16th day of December, 2011.

Commission expires: December 4, 2016

Notary Public

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Robert B. Gunter, Jr. the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2011.

Commission expires: 2/25/2013

Notary Public

STATE OF South Carolina

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named George Rivers Gunter the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2011.

Commission expires: December 4, 2016

Notary Public