WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Beth Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy D. Bolin	new owner	173-9-A-190CO
(NAME)	(NAME)	
7832 Heaton Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Hilary Michelle Serio, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy D. Bolin and Laura L. Bolin, _____, 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 Lot No. 136, on the Plan of Phase "B", Lenox Village, as of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hilary Michelle Serio, unmarried, by deed of record in Instrument No. 20040702-0079383, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Phase "B", Lenox Village of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee. Master Deed and Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office and Supplemental Master Deed Restrictions of record as Instrument No. 20051226-0158459, in said Register's Office. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office, and Supplemental Declaration of Charter of record as Instrument No. 20051226-0158458, in said Register's Office. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, in said Register's Office. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, in said Register's Office. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, in said Register's Office. Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee. Access Easement retained by the Lord's Chapel Church as set out in Deed of record as Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, page 449, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7832 Heaton Way, 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 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.

BILL GARRETT, Davidson County
Trans:T20120000081 DEEDWARR
Recvd: 01/03/12 09:45 2 pgs
Fees:13.00 Taxes:555.00
20120103-0000136

Witness my hand this 30th day of December, 2011.

Hilary Michelle Serio

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 Hilary Michelle Serio, 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 at Franklin, Tennessee this 30th day of December, 2011.

Commission expires:

Notary Public

