Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0879

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20120007616 DEEDWARR
Recvd: 02/01/12 09:54 2 pgs
Fees:13.00 Taxes:388.50
20120201-0008972

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of January, 2012

Notary Public
Commission Expires: ~~1-30-12~~ 2-20-12

CHRIS MULLINS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Comm. Expires Feb. 20, 2012

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Ray Holland 703 Maple Place Nashville, TN 37216	First State Bank 480 Oil Well RD, 2nd FL Jackson, TN 38304	061-05-0A-084.00

WARRANTY DEED

FOR AND IN 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/WE,

B & J Home Remakers, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Ray Holland, married

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 No. 117, Condominium Site Plan of Poplar Glen, A Planned Unit Development, Phase IV, of record in Book 7900, Page 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property previously conveyed to Beneficial Tennessee, Inc. by Substitute Trustee's Deed from Richard J. Myers, as Substitute Trustee, dated 2/4/11 and recorded 2/10/11 in Instrument Number 20110210-0011696; Richard J. Myers was appointed as Substitute Trustee by Appointment of Substitute Trustee dated 11/30/10 and recorded 12/13/10 in Instrument Number 20101213-0098844 (pursuant to the terms of a Deed of Trust executed by Darlene M. Dawson and Ethel B. Moore of record in Instrument Number 20071206-0141468); previously conveyed to Darlene M. Dawson and Ethel B. Moore, both unmarried, by Warranty Deed from Fox Ridge Homes, Inc., dated 7/30/93 and recorded 8/31/93 in Book 9063, Page 253, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to B & J Home Remakers, LLC by Warranty Deed from Beneficial Tennessee, Inc., dated 7/27/11 and recorded 8/8/11 in Instrument Number 20110808-0061098, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 703 Maple Place, Nashville, TN 37216.

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

Dated this the 30th day of January, 2012.

B & J Home Remakers, LLC

Kelly J. Oakes

Kelly J. Oakes
Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kelly J. Oakes, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Member of the within named bargainor, B & J Home Remakers, LLC, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, TN, on this the 30th day of January, 2012.

Notary Public

CHRIS MULF
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.

Commission Expires: ~~2-20-12~~ 2-20-12

(Notary Seal)