WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120016782 DEEDWARR
Recvd: 03/07/12 10:10 2 pgs
Fees:13.00 Taxes:125.80
20120307-0019955

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON ST
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry L. Isham	Terry L. Isham	07214018900
(NAME)	(NAME)	
3107 Bishop Street	3107 Bishop Street	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129	Murfreesboro, TN 37129	
(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, Terry Holleman, a married man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry L. Isham and Geri D. Isham, Husband and Wife, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Plan of H.M. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office of said County, described according to a survey made by John Kohl, dated October 21, 1971 as follows:

Beginning on the westerly margin of Chapel Avenue, at an iron pin located at the corner of Lot Nos. 40 and 41; thence with the line between said two lots, South 3 deg, 00' West, 132.7 feet to an iron pin; thence, North 84 degrees 10' East 59.8 feet to an iron pin in the westerly margin of Chapel Avenue, thence, with said Avenue North 23 degrees 00' West 137 feet to the beginning.

Being the same property conveyed on April 9, 2003 by Warranty Deed to Terry Holleman and wife, Debbi J. Holleman from First Tennessee Bank, of record in Instrument No. 20030411-0048263, Register's Office for Davidson County, Tennessee. The said Debbie J. Holleman having since died on January 6, 2010. Debbie J. Holleman is one and the same person as Debra Jan Holleman.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF H.M. DOAK'S SUBDIVISION OF RECORD IN BOOK 332, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS, MINIMUM BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON.

THE ABOVE DESCRIBED PROPERTY IS NOT NOW AND HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ☐

This is improved ☑ property, known as 1410 Chapel Ave., Nashville, TN 37206
(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 6th day of March, 2012.

Terry Holleman

STATE OF TENNESSEE

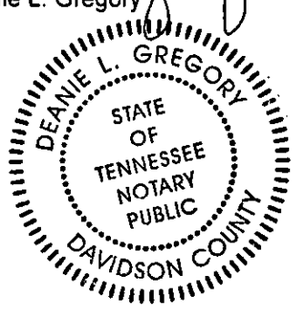
COUNTY OF Davidson

On this 6th day of March, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terry Holleman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115