BILL GARRETT, Davidson County
Trans:T20120041648 DEEDWARR
Recvd: 06/06/12 09:59 2 pgs
Fees:13.00 Taxes:647.50

20120606-0049337

WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

JANIS L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Jessica Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of **May, 2012**

Notary Public
MY COMMISSION EXPIRES: 5/4/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josiah Holland and Katherine Holland	Mortgage Investors Group	072 04 0
(NAME) 1403 Ardee	(NAME) 8320 East Walker Springs Lane Suite 200	254.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Knoxville, TN, 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Gill Design & Construction, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Josiah Holland and Katherine Holland**, 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 the North 70 feet of Lot Number 23 and the South 5 feet of Lot Number 22, Block E on the Map of Country Club Estates, as of record in Book 843, page 93, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lisa Ellen Huskey by Deed from Ruth R. Huskey dated September 25, 2003 and filed on October 1, 2003 in Instrument Number 20031001-0145020, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to Wells Fargo Financial Tennessee I, LLC by Substitute Trustee's Deed dated October 7, 2011 and filed on October 24, 2011 in Instrument Number 20111024-0082652, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to by Special Warranty Deed from Wells Fargo Financial Tennessee I, LLC dated February 12, 2012 of record in Instrument Number 20120301-0017850, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1403 Ardee, 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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this **29th** day of **May, 2012**

Gill Design & Construction, LLC

BY: JEREMY M. GILL, Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Jeremy M. Gill , whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Managing Member of Gill Designs & Construction, LLC, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Gill Designs & Construction, LLC

WITNESS my hand and official seal at Davidson, Tennessee, this 29th day of May, 2012.

CHRISTI CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 5, 2015

NOTARY

MY COMMISSION EXPIRES: _____