GSMM
Box 49

BILL GARRETT, Davidson County
Trans:T20120056290 DEEDWARR
Recvd: 07/31/12 15:00 2 pgs
Fees:13.00 Taxes:690.05
20120731-0067565

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $186,500.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2012. Notary Public My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Scott H. Hollands 700 Harpeth Parkway West Nashville, TN 37221	Avenue Bank 3823 Cleghorn Ave. Nashville, TN 37215	142-15-0-076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margarita S. Port, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott H. Hollands, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 37, as shown on the map entitled Harpeth Valley Park Subdivision, Section I, of record as Plat Book 3600, page 93, 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 Margarita S. Port, by deed from Harrison H. Bond and wife, Donna T. Bond, of record as Book 8126, page 325, dated May 30, 1990, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Plat Book 3600, page 93, said Register's Office.

3. Restrictive Covenants and Easements contained in instrument of record as Book 3857, page 858, said Register's Office.

This is improved property known as: **700 Harpeth Parkway West, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of July, 2012.

Margarita S. Port

Margarita S. Port

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margarita S. Port, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2012

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016