Record & Return To:
[illegible] Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00

M. J. Hark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of September, 2012

M L Hickerson
Notary Public

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

M. L. HICKERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20120071498 DEEDWARR
Recvd: 09/21/12 15:27 2 pgs
Fees: 13.00 Taxes: 1002.70
20120921-0086220

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
Hampton A. Holcomb, Jr. and Elizabeth B. Holcomb	TN Bank & Trust	83-6-81.00
(NAME) 809 Setliff Place	(NAME) 4007 Hillsboro Rd	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nash TN, 37215	
(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, **Shannon Horn Truss and husband, Jason T. Truss**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hampton A. Holcomb, Jr. and Elizabeth B. Holcomb, 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Roy F. Williams Subdivision of the Hunter Tract, as of record in Book 547, page 13, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description

Being the same property conveyed to Shannon Horn Truss and husband, Jason Truss, by Warranty Deed from Devie Levin, unmarried, dated September 13, 2002, filed September 23, 2002, in Instrument No. 20020923-0115636, Register's Office for Davidson County, Tennessee.

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 809 Setliff Place, Nashville, TN 37206

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 **18th** day of **September, 2012**

Shannon Horn Truss

Jason T. Truss

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Shannon Horn Truss and Jason T. Truss**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **September, 2012**

Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON