Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
12-0837R

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF NOVEMBER, 2012.

Notary Public

Commission Expiration: 3/22/16

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:
Mary Carleigh Holley
1735 Red Jacket Drive
Antioch, TN 37013

SEND TAX BILLS TO:
F+M Bank
50 Franklin Street
Clarksville, TN 37040

MAP-PARCEL:
173050A18200CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kenneth L. Samuel and Sherry A. Samuel, husband and wife

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

Mary Carleigh Holley, a single woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 182 on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791 and amended in Instrument No. 20051114-0136938, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. re-recorded in Instrument No. 20050805-0092480 and Instrument No. 20071227-0147998

Being the same property conveyed to Jennifer A. Sturn from Ole South Properties, Inc. by deed dated 04/28/2006 filed for record on 05/04/2006 in Instrument No. 20060504-0051681, in the Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Kenneth L. Samuel and Sherry A. Samuel, husband and wife, from Jennifer A. Sturm by deed dated 12/17/2010 filed for record on 08/25/2011 in Instrument No. 20110825-0065900, in the 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.

This is improved property known as 1735 Red Jacket Drive, Antioch, Tennessee 37013.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

BILL GARRETT, Davidson County
Trans:T20120089944 DEEDWARR
Recvd: 11/26/12 15:59 2 pgs
Fees:13.00 Taxes:384.80
20121126-0108509

Witness my hand this 9 day of November, 2012.

Kenneth L. Samuel

Sherry A. Samuel

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth L. Samuel and Sherry A. Samuel, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, TN, Tennessee this 9 day of November, 2012.

Notary Public

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Commission Expiration:
3/22/16