398

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 2012.<br>Notary Public<br>MY COMMISSION EXPIRES: 11-3-15<br>(AFFIX SEAL) |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027 | |

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason M. Hill | Pinnacle Bank | 11504001800 |
| 505 Georgetown Drive | 150 3rd Avenue South #900 | |
| Nashville, TN 37205 | Nashville TN 37201 | |
| (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, **Wallace Key Holleman , Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason M. Hill and wife, Sunny T. Hill**

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. 57 on the Plan of Brook Meade, Section IV of record in Plat Book 2133, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wallace Key Holleman, Jr., a married man, by Deed from Jean Claire Tinnin, sole heir at law of Mary Hull Tinnin, deceased, of record at Instrument No. 20111130-0092963, Register's Office for Davidson County, Tennessee, dated November 18, 2011.

The spouse of Grantor has no interest in this property and has never resided therein.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **505 Georgetown Drive, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20120090603 DEEDWARR
Recvd: 11/28/12 11:18 2 pgs
Fees:13.00 Taxes:2035.00
20121128-0109205

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 the 26th day of November, 2012.

Wallace Key Holleman , Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wallace Key Holleman , Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of November, 2012.

My Commission expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public