WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Holland III	Pinnacle Bank	064160D07600CO
(NAME)	(NAME)	
1845 Brookmeadow Lane	150 3rd Avenue South #900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130025764 DEEDWARR
Recvd: 04/01/13 11:25 2 pgs
Fees:13.00 Taxes:558.70

20130401-0031344

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kelli O'Halloran McNeer, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James Holland III, a single man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 195 on the plan of Section Two, Truxton Park of record in Instrument No. 200105150049898, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Micah McNeer, an unmarried man and Kelli O'Halloran, an unmarried woman as tenants in common with rights of survivorship by Deed from Theresa I. Coronel and husband, Jesus Coronel, dated 11/12/2004 and filed for record on 11/17/2004 in Instrument 200411170137988, Register's Office for Davidson County, Tennessee.

The said Kelli O'Halloran having since married is also known as Kelli O'Halloran McNeer.

The said Kelli O'Halloran and Kellie O'Halloran McNeer are one in the same person.

The said Micah McNeer having since deceased on 3/18/2012 leaving Kelli O'Halloran as sole surviving heir.

All matters as set forth per Instrument 200105150049898, said Register's Office.

Restrictions of record in Instrument 200010300107559, as amended of record in Instrument 200105220052910, said Register's Office.

By-Laws of record in Instrument 200011010108604, said Register's Office.

Storm Water Detention Agreement of record in Instrument 200008240083612, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage Easement of record in Instrument 200012080121300, said Register's Office.

Charter of record in Instrument 200011010108603, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1845 Brookmeadow Lane, Hermitage, TN 37076-1393
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 27th day of March, 2013.

Kelli O'Halloran McNeer

State of Tennessee
County of Wilson

Personally appeared before me Kelli O'Halloran McNeer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of March, 2013.

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY