(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31097-03-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $810,000.00. Affiant Subscribed and sworn to before me this 22ND day of April, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael F. Holling and Christina E. Holling 1021 Tyne Boulevard Nashville, TN 37220	NEW OWNER	Map and Parcel No.: 145 040 02000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gail Smith Bradford, as Conservator/Receiver for William H. Coltharp, and Nicole Coltharp**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael F. Holling and wife, Christina E. Holling** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1021 Tyne Boulevard, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 22nd day of April, 2013.

Gail Smith Bradford, as Conservator/Receiver for William H. Coltharp

Nicole Coltharp

STATE OF TENNESSEE / COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gail Smith Bradford, as Conservator/Receiver for William H. Coltharp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of April, 2013.

Notary Public for the State of Tennessee

My Commission Expires: _____

ELIZABETH J. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL CARRETT, Davidson County
Trans: T20130034419 DEEDWARR
Recvd: 04/26/13 10:08 2 pgs
Fees: 13.00 Taxes: 2997.00
20130426-0041636

STATE OF TENNESSEE / COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nicole Coltharp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 12 day of April, 2013.

Notary Public for the State of Tennessee

My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of the First Addition to Lealand Manor, described according to a survey made by Lewis D. Justice, Surveyor, December 12, 1945, as follows:

Beginning on the southerly margin of Tyne Boulevard at the common corner of Lot Nos. 1 and 2; thence with the line between said lots southwardly 440 feet to the southwest corner of Lot No. 2; thence with the south line of said Lot No. 2 eastwardly 200 feet to the common corner of Lot Nos. 2 and 3; thence with the line between said lots northwardly 448 feet to the southerly margin of Tyne Boulevard; thence with the southerly margin of said Boulevard westwardly 200 feet to the point of beginning.

Being the same property conveyed to William H. Coltharp, unmarried, by deed dated March 4, 2001, from Robert H. Cooper, III and wife, Jennifer E. Cooper, of record in Instrument No. 20010626-0067379, Register's Office for Davidson County, Tennessee. Being further conveyed to William H. Coltharp and wife, Nicole Coltharp, by quitclaim deed from William H. Coltharp, of record in Instrument No. 20101026-0085529, Register's Office for Davidson County, Tennessee. By Orders entered on March 7, 2013, and on April 5, 2013, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 11P1634, Gail Smith Bradford, Conservator/Receiver for William Hubert Coltharp (one and the same person as William H. Coltharp) was authorized and directed to sign a deed transferring subject property to the Grantees herein.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated between the parties and assumed by the Grantees.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6421, page 894, Register's Office for Davidson County, Tennessee.