NEW OWNER:

PHILLIP and THERESA HOLLAN
4316 Summercrest Blvd, 511
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map 164
Group 06-0-A
Parcel 044.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0618

BILL GARRETT, Davidson County
Trans: T20130059706 DEEDWARR
Recvd: 07/12/13 15:40 2 pgs
Fees: 13.00 Taxes: 407.00
20130712-0072551

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ten Thousand and 00/100 Dollars ($110,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIMBERLY S. ALLEN, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **PHILLIP HOLLAN and wife, THERESA HOLLAN** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> **Land in Davidson County, Tennessee, being all of Unit No. 44 on the Final Plat of AUTUMN GLEN, Section 1, a Condominium Regime, as shown by Plat appearing of record in Instrument No. 200209260117438, of the Register's office for Davidson County, Tennessee, to which plat reference is made for more complete details of said unit, together with the garage unit G9.**
>
> **BEING the same property conveyed to Kimberly S. Allen, unmarried, by Warranty Deed from Mainstreet Homes, LLC, dated October 6, 2005, and of record in Instrument No. 20051103-0133192, Register's Office for Davidson County, Tennessee. For further reference see Quitclaim Deed and Exchange Deed.**
>
> **This is IMPROVED property known as 4316 Summercrest Boulevard, 511, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 8th day of July, 2013.

Kimberly S. Allen
KIMBERLY S. ALLEN

STATE OF VIRGINIA
COUNTY OF Staunton City

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KIMBERLY S. ALLEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 8th day of July, 2013.

Denise M. Hevener
NOTARY PUBLIC

My commission expires: 3/31/15

DENISE M. HEVENER NOTARY PUBLIC MY COMMISSION NUMBER 187247 COMMONWEALTH OF VIRGINIA

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The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Christen Jessee
AFFIANT

Sworn to and subscribed to before me this 8th day of July, 2013.

LISA R. CHANEY NOTARY PUBLIC

My commission expires: 02-13-2017

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY