BILL GARRETT, Davidson County
Trans:T20130084765 DEEDWARRSP
Recvd: 10/01/13 13:46 3 pgs
Fees:18.00 Taxes:295.63
20131001-0102957

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12462

NOTARIAL SEAL STATE OF OHIO

Alexandria Hiley
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 11/02/2014

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $79,900.00
Affiant
Subscribed and sworn to before me, this 5 day of September, 2013.
Notary Public
My Commission Expires:

Map/Parcel Number(s) 04214011000/

Address of New Property Owner(s):
Charles V. Hollis and Vickie L. Hollis
204 Holiday Drive
Madison, TN 37115

Send Tax Bills To:
Charles V. Hollis and Vickie L. Hollis
6832 Old Hickory Blvd.
Whites Creek, TN 37189

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **OneWest Bank, FSB** said grantor does hereby bargain, sell, transfer and convey unto **Charles V. Hollis and Vickie L. Hollis*,** Husband and Wife, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

* aka Vicky L. Hollis

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 204 Holiday Drive, Madison, TN 37115
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Charles V. Hollis and Vickie L. Hollis**, and his/her/their assigns, forever.

Said **OneWest Bank, FSB**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **OneWest Bank, FSB**, has executed this deed this _____ day of AUG 07 2013, 20_____.

OneWest Bank, FSB

By: _____

Name: ~~Louise Chavez~~ **AVP**

Title:

STATE OF TEXAS
TRAVIS

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Louise Chavez AVP/REO, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Vice President ~~of~~ _____, ~~the Attorney-in-Fact~~ of said **OneWest Bank, FSB**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same ~~by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number _____ of record in Registers Office for Davidson County, Tennessee~~.

Witness my hand and Notarial Seal this _____ day of AUG 0 7 2013, 20_____.

STACEY FRANCIS
Notary Public, State of Texas
My Commission Expires
July 21, 2016

_____
Notary Public

My Commission expires: 7-21-16

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12462
Property: 204 Holiday Drive, Madison, TN 37115

EXHIBIT "A"

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. 13 on the Plan of Holiday Hills, as of record in Book 3600, Page 28, Register's Office for said County described as follows:

Beginning on the Southwesterly margin of Holiday Drive, at the corner of Lots Nos. 12 and 13; Thence with the line, between said two lots, South 36 deg. 47 min. West 279.7 feet; Thence North 4 deg. 02 min. West 32 min. feet; Thence North 13 deg. 41 min. West 149.3 feet; Thence North 2 deg. 57 min. East 262.90 feet to the Southwesterly margin of Holiday Drive; Thence with the same Southeasterly 293.2 feet to the beginning.

Being the same property conveyed to OneWest Bank, FSB by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated August 16, 2012 and recorded August 30, 2012 in Instrument No. 20120830-0078400, Register's Office for Davidson County, Tennessee.