BILL GARRETT, Davidson County
Trans:T20130094806 DEEDWARR
Recvd: 11/06/13 10:36 2 pgs
Fees:13.00 Taxes:2656.60
20131106-0115090

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $718,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2013.

Notary Public

My commission expires: 1-9-16

JAMES A. WECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

BOX 50-B RETURN TO: CORP.
PREPARED BY:
BANKERS TITLE & ESCROW
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Glenn Swann Gill Robert Geldreich	WELLS FARGO	
1727 Linden Ave.	P.O. Box 660278	104-16-0-191.00
Nashville, TN 37212	DALLAS, TX 75266	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARION LYNNE HOLLIDAY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT GLENN SWANN, UNMARRIED, AND GILL ROBERT GELDREICH, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 98 and the Westerly 50 feet of Lot No. 99 on the Plan of Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 98 and part of Lot No. 99 fronts together 100 feet on the Southerly side of Linden Avenue and extends back 202.5 feet, more or less, on the Easterly line and 203.2 feet on the Westerly line, to an alley, measuring 100 feet thereon.

Being the same property conveyed to D. Drake Holliday, Jr. AKA Donald Drake Holliday, Jr. and wife, Marion Lynne Holliday by Warranty Deed from Barbara Joan Simek Vesper of record in Book 6348, page 861, dated July 27, 1984 and recorded on July 31, 1984, in the Register's Office for Davidson County, Tennessee. The said D. Drake Holliday, Jr. AKA Donald Drake Holliday, Jr. having since died, leaving Marion Lynne Holliday as the surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1727 Linden Ave., Nashville, TN 37212.

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), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2013.

Marion Lynne Holliday

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marion Lynne Holliday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY