BILL GARRETT, Davidson County
Trans:T20130101374 DEEDWARR
Recvd: 12/03/13 11:19 2 pgs
Fees:13.00 Taxes:530.95

20131203-0122973

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

Elaine C Wreiamse
Affiant

Subscribed and sworn to before me, this 27TH DAY OF NOVEMBER, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Dan Holleman and wife, Charloltte Holleman	Same as new owner	10306008000
	(NAME)	
612 Huntington Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Estate of Lillian Elizabeth Pharris, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dan Holleman and wife, Charloltte Holleman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 8TH, FORMERLY THE 12TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 ON THE PLAN OF RICHLAND MEADOWS, SECTION I, AS OF RECORD IN BOOK 2083, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 52 FRONTS 60 FEET ON THE EASTERLY SIDE OF MEADOWCREST ROAD AND RUNS BACK 94 FEET ON THE NORTHERLY LINE AND 123.2 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 67 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. HAMMOCK AND WIFE, LILLIAN E. HAMMOCK BY DEED FROM NATHANIEL R. HAMILTON, JR. AND WIFE, GLORIA HAMILTON OF RECORD IN BOOK 3398, PAGE 473, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER DIVESTED OUT OF JAMES LEWIS HAMMOCK AND RE-INVESTED IN LILLIAN G. HAMMOCK BY FINAL DECREE RECORDED IN BOOK 6267, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LILLIAN G. HAMMOCK HAVING SINCE DIED, TESTATE, A RESIDENT OF DAVIDSON COUNTY, TENNESSEE, ON SEPTEMBER 17, 2011. LILLIAN G. HAMMOCK AND LILLIAN ELIZABETH PHARRIS BEING ONE AND THE SAME PERSON. PURSUANT TO THE LAST WILL AND TESTAMENT OF LILLIAN ELIZABETH PHARRIS SAID PROPERTY WAS DEVISED TO CLARA GAIL COLE, DEBBIE ARLENE O'GUINN AND TAMMY DARLENE TAYLOR.

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

unimproved ( )
This is improved (X) property, known as 5516 Meadowcrest Lane, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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/our hand(s) this 27th day of November, 2013.

WARRANTY DEED
(Continued)

The Estate of Lillian Elizabeth Pharris

Clara Gail Cole

Debbie Arlene O'Guinn

Tammy Darlene Taylor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clara Gail Cole, Debbie Arlene O'Guinn and Tammy Darlene Taylor, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of November, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072