Box 10-B

BILL GARRETT, Davidson County
Trans:T20130105908 DEEDWARR
Recvd: 12/19/13 15:48 2 pgs
Fees:13.00 Taxes:1286.49
20131219-0128489

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAN R. DAVIES, ET VIR	**SAME**	**073-06-0-033.00**
(NAME)	(NAME)	
3812 MOSS ROSE DRIVE	**2844 GUINEVERE DRIVE**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	**ATLANTA, GA 30345**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, J MATTHEW HOLLINGSWORTH , UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JAN R. DAVIES AND JOE P. DAVIES, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, 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 the northerly 75 feet of the southerly 250 feet of Lot "B" shown on a survey made by Z.J. Wilkinson, Surveyor, March 16, 1946, being part of Lot 3 in the division of Lot No. 5 of the Addison Cooper Lands as of record in Plan Book 2, page 133, Chancery Court at Nashville, said division not being of record, and described as follows:

Beginning at a point in the center line of Moss Rose Drive, said point being 125 feet south of an iron pin at the southwest corner of Lot "A" shown on said survey; thence along the center line of said Drive, north 40 deg. 30' west 75 feet to a point that is 50 feet south of an iron pin in the southwest corner of Lot "A" shown on said survey; thence north 72 deg. East 387 feet, more or less, to a point in the low water mark of the Cumberland River, which point is 50 feet south of an iron pin in the southeast corner of Lot "A" shown on said survey; thence along the low water line southeast 22 deg. 75 feet to a point which is 175 feet north of the northeast corner of a tract of land conveyed to C. A. Wheeler, Jr. and wife, of record in Book 2025, page 539, Register's Office for said County, thence in a westerly direction 370 feet, more or less, to the point of beginning.

Being the same property conveyed to J. Matthew Hollingsworth and wife, Joanne Marie Hollingsworth, by deed from David Thomason and wife, Billie Fay Thomason, of record in Book 9140, page 134, dated November 2, 1993, said Register's Office. Being further conveyed to J. Matthew Hollingsworth by deed from Joanne Marie Hollingsworth, of record in Book 10884, page 11, dated March 20, 1998, said Register's Office.

This conveyance is subject to any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **3812 MOSS ROSE DRIVE, NASHVILLE, TN 37216**
(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 hand this 18th day of December, 2013.

J Matthew Hollingsworth

J MATTHEW HOLLINGSWORTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J Matthew Hollingsworth**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of December, 2013.

My commission expires: **May 5, 2015**

Lee A. Cohen

Notary Public