BILL GARRETT, Davidson County
Trans:T20140023589 DEEDWARR
Recvd: 04/08/14 09:27 2 pgs
Fees:13.00 Taxes:925.00
20140408-0029172

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2014.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Solid Investments, LLC	Solid Investments, LLC	05108019800
(NAME)	(NAME)	
1417 Wolf Creek Dr.	1417 Wolf Creek Dr.	05108019900
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135-9517	Nolensville, TN 37135-9517	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Terry B. Holleman and J. C. Kyle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Solid Investments, LLC, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I-(217 East Webster St.)

Land in Davidson County, Tennessee, being Lot No. 3, Resubdivision of part of Lot 4 on the Plan of Montague Subdivision, of record in Book 5190, Page 503, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terry B. Holleman and J. C. Kyle by Warranty Deed dated August 10, 2009, from Tinnon Medley, married, of record in Instrument No. 20090817-0077113, Register's Office for Davidson County, Tennessee.

AND

TRACT 2-(340 East Webster St.)

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of part of Lot 4 on the Plan of Montague Subdivision as of record in Book 5190, Page 503, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to J. C. Kyle and Wife, Norma H. Kyle, an undivided 1/2 interest as tenants by the entirety; and Terry B. Holleman and Wife, Debbie Holleman, an undivided 1/2 interest as tenants by the entirety; by Deed of Correction dated May 4, 1994, from Spiller Campbell, Jr., Trustee, of record in Book 9339, Page 131, Register's Office for Davidson County, Tennessee. The said Norma H. Kyle having since died. The said Debbie Holleman having since died.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON TH PLAN OF MONTAGUE SUBDIVISION, OF RECORD IN PLAT BOOK 5190, PAGE 503, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is not the principal residence of the Grantors named herein****

unimproved ☐

This is improved ☑ property, known as 217 East Webster St., Madison, TN 37115 & 340 East Webster St.

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip) Madison, TN 37115

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 our hands this 4th day of April, 2014.

Terry B. Holleman

J. C. Kyle

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terry B. Holleman and J. C. Kyle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115