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WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $651,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of April, 2014 Notary Public MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140024743 DEEDWARR
Recvd: 04/11/14 13:54 2 pgs
Fees:13.00 Taxes:2408.70
20140411-0030632

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Ernest and Marisa Cannata	Regions Bank dba Regions Mtg.	104-12-0-262.00
(NAME)	(NAME)	
2104 18th Ave	2060 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/WE, **Michael J. Holley and spouse, Kathryn Holley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Cannata and Marisa Cannata, Husband and Wife**, 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 Lot No. 23 on the Plan of Lenox Place as of record in Book 161, page 171, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made.

BEING the same property conveyed to Michael J. Holley and spouse, Kathryn Holley by deed dated 12/15/2006 from Peg Allen, unmarried and filed of record in Instrument # 20061219-0156336, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 2104 18th 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 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, has 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.

Michael J. Holley

Kathryn Holley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Michael J. Holley and Kathryn Holley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **8th** day of **April, 2014**

Notary Public

My commission expires: 8/24/2014

COUNTY OF WILLIAMSON
SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC