WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140037645 DEEDWARR
Recvd: 05/30/14 08:26 2 pgs
Fees:13.00 Taxes:329.30
20140530-0046390

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-12-16
(AFFIX SEAL)

DEBBIE HOLLIMAN
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS	MAP-PARCEL NUMBERS
Jennifer Celeste Holliman	SAME	52 7 98.00
(NAME)	(NAME)	
105 Sanitarium Rd.		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140703

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, **I, Steven Greg Ventress, a married person,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Celeste Holliman**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1 on the Plan of Christian Subdivision, as shown by plat of record in Plat Book 8250, page 561, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING all of the same property conveyed to Steven Greg Ventress by Warranty Deed from Kimberly D. Jessen Wallace, unmarried, dated October 22, 2002 of record in Instrument 20021028-0131919, Register's Office for Davidson County, Tennessee.

Tammy Annette Ventress, spouse of Steven Greg Ventress, joins in this conveyance to convey all right title and interest, specifically any marital interest which she may have in the subject property.

unimproved ☐

This is improved ☒ property, known as 105 Sanitarium Rd., Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23 day of May, 2014.

Tammy Annette Ventress

Steven Greg Ventress

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Steven Greg Ventress, and wife, Tammy Annette Ventress, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Steven Greg Ventress, a married person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of May, 2014.

Commission expires: 11-17-15

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public