WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040819 DEEDWARR
Recvd: 06/10/14 13:56 2 pgs
Fees:13.00 Taxes:388.50
20140610-0050412

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105.000.00

B T. Holte
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of **June, 2014.**

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC M. HARRIS WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Thomas Holte	New Owner	083 07 0 341.00
(NAME)	(NAME)	
2311 Oak Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Michael E. Collier**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ryan Thomas Holte,** hereinafter called the Grantee, his 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, Inside City of Nashville, TN. Being Lot #23 on the Plan of Eastland Oaks Section 2 of Record Book 4860 Page 9 Register's Office said county. Said Lot #23 runs 49.9' on the northerly margin of Oak Ct. and extends back 261.5' on the easterly line and 327.41' on the Westerly line to a line on the rear on which it measures 100.68'.

BEING the same property conveyed to Michael E. Collier by Warranty Deed from B. B. Doubleday, Jr. married, dated September 5, 2002, of record in Instrument No. 20020923-0116011, 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.

This is improved property, known as 2311 Oak Ct, Nashville, TN 37206

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 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 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 **4th** day of **June, 2014**.

Michael E. Collier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Michael E. Collier**, 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 **4th** day of **June, 2014**.

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:
3-25-18

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122