Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140042282 DEEDWARR
Recvd: 06/16/14 10:16 2 pgs
Fees:13.00 Taxes:814.00
20140616-0052140

02-1405-49045

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2014.

Notary Public
My commission expires: 10/10/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Emily Holden 1236 Sunnymeade Dr. Nashville TN 37216	Franklin American Mortgage Co 501 Corporate Centre Drive, Ste 400 Franklin, TN 37067	061-16-0-266.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles T. Hargrove and Terry Keith Hargrove, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Emily Holden, unmarried hereinafter called the Grantees, their successors 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. 35 of Block "A", on the Plan of Re-Subdivision of Sunnymeade Unit No1, Subdivision of Sunnymeade Unit No2, of record in Book 974, Pages 56 and 57, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas S. Fyke and Dorothy J. Fyke by deed from JH Coarsey and wife, Dorothy K. Coarsey, dated March 25, 1946, recorded March 25, 1946, of record in Book 1383, Page 174, Register's Office for Davidson County, Tennessee. The said Thomas S. Fyke having since died on August 6, 1984. Dorothy J. Fyke died on August 30 ,1994. The Last Will and Testament was duly probated in the Probate Court of Davidson County, Tennessee under Docket No. 94P-1416.

Further being the same property conveyed to Charles T. Hargrove and Terry Keith Hargrove by Affidavit of Heirship from Saundra F. Eddins, Charles T. Hargrove and Terry Keith Hargrove, dated April 17, 2014, recorded April 17, 2014, of record in Instrument No. 20140417-0032231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1236 Sunnymeade Dr., Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of June, 2014.

Charles T. Hargrove

Terry Keith Hargrove

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles T. Hargrove and Terry Keith Hargrove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 10th day of June, 2014.

State of Tennessee at Large

My Commission expires

12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON