BILL GARRETT, Davidson County
Trans: T20140043074 DEEDWARR
Recvd: 06/18/14 10:36 2 pgs
Fees: 13.00 Taxes: 869.50

20140618-0053075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2014

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Tidwell		104-01-0
(NAME)	(NAME)	(MAP)
167 Antioch Pike	New Owner	335.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Travis C. Holland and wife Dorothy Boone Holland, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jason Tidwell and Johnny Ellis, as joint tenants with the rights of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 and 76 on the Plan of West End Park Terrace of record in Plat Book 547, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Travis C. Holland by deed from John A. Bucy, II, unmarried of record in Instrument No. 20100429-0032605 Register's Office for Davidson County, Tennessee, dated April 23, 2010 and recorded on April 29, 2010. (Value of consideration shown in aforementioned deed $194,000.00.); and further

Being the same property conveyed to Travis C. Holland and Dorothy Boone Holland, husband and wife by deed from Travis C. Holland, married of record in Instrument No. 20120726-0065851 Register's Office for Davidson County, Tennessee, dated July 9, 2012 and recorded on July 26, 2012. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 406 Theresa Avenue, Nashville, Tennessee 37205

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, 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 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/our hand(s) this 16th day of June, 2014.

Travis C. Holland

Dorothy Boone Holland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Travis C. Holland and wife, Dorothy Boone Holland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of June, 2014.

Notary Public

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/20/17