ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
Roger D. Womack
3105 Highway 109 N
Portland, TN 37148

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Map and Parcel #091-10 0 025.00

BILL GARRETT, Davidson County
Trans:T20140055905 DEEDWARR
Recvd: 08/01/14 09:15 3 pgs
Fees:18.00 Taxes:329.74
20140801-0068783

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHTY-NINE THOUSAND ONE HUNDRED EIGHTEEN AND 32/100 ($89,118.32) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, WE, **FREEMAN C. HOLLIS, JR. AND WIFE, RITA C. HOLLIS,** have this day bargained and sold and by these presents do hereby transfer and convey unto **ROGER D. WOMACK,** a single man, his heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

> BEING Lot Not. 4 on the Plan of resubdivision of Lots 71, 72, 73, 74 and 75 REIS SUBDIVISION, of the B. F. Cockrill Farm, of record in Book 4350, Page 152, in the Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate legal description.
>
> SAID Lot No. 4 fronts 52.50 feet on the southerly margin of Mackie Street and extends back between parallel lines 140.0 feet to an alley line in the rear.
>
> BEING the same property conveyed to Charles B. Hollis and Freeman C. Hollis, Jr. and wife, Rita C. Hollis, by deed from Thomas P. Bradford, Jr. and wife, Gidget S. Bradford, dated March 31, 1988 and filed for record in Book 7511, Page 190, in the Register's Office for Davidson County, Tennessee. In Book 7555, Page 896, in said Register's Office, Charles B. Hollis quitclaimed his interest in said property to Freeman C. Hollis, Jr. and wife, Rita C. Hollis.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEE,** his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above-described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2014 real estate taxes which are to be pro-rated and payment assumed by Grantee, applicable zoning and building regulations and permits, and all visible easements.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEE**, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 24 day of July, 2014.

Freeman C Hollis Jr.
FREEMAN C. HOLLIS, JR.

Rita C Hollis by Freeman C Hollis Jr. Atty in Fact
RITA C. HOLLIS
By: Freeman C. Hollis, Jr.,
Attorney-in-Fact as evidenced by
Limited Power of Attorney filed for
record as Instrument # 20140801-0068782
in the Register's Office
for Davidson County, Tennessee

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FREEMAN C. HOLLIS, JR.,** to me known to be the person who executed the foregoing instrument on behalf of **RITA C. HOLLIS** and acknowledged that he executed the same as the free act and deed of the said **RITA C. HOLLIS.**

WITNESS my hand and official seal at Gallatin, Tennessee on this the 24 day of July, 2014.

Vicki Grantham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-2016

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FREEMAN C. HOLLIS, JR., one of the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 24 day of July, 2014.

Vicki Grantham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-2016

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the a tual consideration for this transfer or value of the property transferred, whichever is greater is **$89,118.32**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 24 day of July, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016