BILL GARRETT, Davidson County
Trans:T20140062502 DEEDWARR
Recvd: 08/22/14 14:53 2 pgs
Fees:13.00 Taxes:240.50

20140822-0076924

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $65,000.00. Affiant Subscribed and sworn to before me, this 22nd day of August, 2014. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires: MAR. 5, 2015

Address New Owner As Follows: Michael T. Holland P.O. Box 159118 Nashville, TN 37215	Send Tax Bills To: Same	Map/Parcel Number: 07307021100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL BROOKS ROLLINS**, married, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **MICHAEL T. HOLLAND**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in 37214 County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58B on the Plan of the Zone Lot Division of Lots 54, 55, 56, 57 and 58 on the Plan of Cabin Hill of record in Plat Book 6250, page 154, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Michael Brooks Rollins and Sharon Lambert Rollins, an unmarried man and a married woman by Deed from Jimi L. Flynt, unmarried of record in Book 10537, page 404 and as conveyed to Michael Brook Rollins by Quitclaim Deed from Sharon Lambert Rollins as to her interest in said property of record in Instrument# 20070914-0110257, in the Register's Office for Davidson County, Tennessee. And also by Instrument No. 20140822007692 3, in said Register's Office.
This is not the principal place of residence of the Grantor or the spouse of the Grantor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by the Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Zone Lot Division of Lots 54, 55, 56, 57 and 58, Section One of Cabin Hill of record in Plat Book 6250, page 154, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Two Rivers Place of record in Book 6430, page 508 are made applicable to Cabin Hill Subdivision by Two-Rivers Place Owner's Association, as successor-in-interest to the Developers of Cabin Hill Subdivision by Notice of Lien and Notice of Applicability of Declaration of Covenants of record in Book 9412, page 317, in the Register's Office for Davidson County, Tennessee.

4. Terms and conditions of the By-Laws of Two-Rivers Place Owner's Association, beginning on page 530 of the Declaration of Covenants, Conditions and Restrictions of record in Book 6430, page 508, in the Register's Office for Davidson County, Tennessee.

5. Terms and conditions of the Deed of Conveyance for sanitary sewer lines as conveyed the Metropolitan Government of Nashville and Davidson County of record in Book 6180, page 107, in the Register's Office for Davidson County, Tennessee.

6. Terms and conditions of the Deed of Conveyance for sanitary sewer lines as conveyed the Metropolitan Government of Nashville and Davidson County of record in Book 6209, page 475, in the Register's Office for Davidson County, Tennessee.

7. Charter of Two Rivers Owners Association of record in Book 6560, page 154 in the Register's Office for Hickman County, Tennessee.

This is improved property known as: **2226 B Cabin Hill, Nashville, TN 37214.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 22nd day of August, 2014.

MICHAEL BROOKS ROLLINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL BROOKS ROLLINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of August, 2014.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires:
My Commission Expires MAR. 3, 2015

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