This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 5**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)
		)
		)
		)
		)

BILL GARRETT, Davidson County
Trans:T20140065200 DEEDWARR
Recvd: 09/03/14 10:05 3 pgs
Fees:18.00 Taxes:1221.00
20140903-0080237

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, , **John H. Mensel and Teresa I. Gomez, both unmarried, as tenants with rights of survivorship**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Bobby Holliday, an unmarried woman**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being a lot of land in the 11th, formerly the 18th Civil District of said County, described as follows:
Beginning on the westerly margin of 14th Street, formerly Weakly Avenue, at A.C. Breast's northeast corner; thence with the westerly margin of said Street, northly 70 feet; thence westerly parallel with said Breast's North line 222 feet to a proposed alley; thence with the easterly margin of said proposed alley, southerly 70 feet, said Breast's North line, thence with said line easterly 222 feet to the beginning.

Being the same property conveyed to John H. Mensel and Teresa I. Gomez, both unmarried, as joint tenants with rights of survivorship by Warranty Deed dated 06/28/2001 from Elton Stanley Pederson aka Elton Stanley Pedersen, unmarried of record in Instrument 200107090072848, Register's Office for Davidson County, Tennessee.

Map & Parcel: 08301041100

This property is known as: **919 N. 14th St., Nashville, TN 37206-2606**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 22 day of September, 2014.

John H. Mensel -Grantor

Teresa I. Gomez -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John H. Mensel and Teresa I. Gomez, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of September, 2014.

GERALD A. SMITH JR. NOTARY PUBLIC TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-19-15

Grantee(s) Name, Address:	Send Tax Statement To:
Bobby Holliday	New Owner
919 N. 14th St.	
Nashville, TN 37206-2606	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$330,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 22 day of September, 2014.

Affiant

(Seal)

GERALD A. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires:

1-14-18