Davidson County DEEDWARR
Recvd: 09/29/14 13:12 7 pgs
Fees:38.00 Taxes:1609.50
20140929-0089485

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31946-08-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me this 26th day of September, 2014. Notary Public My Commission Expires: 11-3-2015

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jennifer D. Monohan 1543-B Battlefield Drive Nashville, TN 37215	Bank of America P.O. Box 650070 Dallas, TX 75265-0070	Map and Parcel No.: 117 080 H 00200 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lyles Holifield**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer D. Monohan, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1543-B Battlefield Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Katelyn M. Holifield, spouse of Lyles Holifield, joins in the execution of this instrument to convey and marital interest she may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of September, 2014.

Lyles Holified

STATE OF TENNESSEE COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lyles Holifield**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2014.

Notary Public

My Commission Expires: 11-3-2015

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of September, 2014.

Katelyn M. Holifield

Katelyn M. Holifield

STATE OF _____, COUNTY OF _____ SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Katelyn M. Holifield,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that shey executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2014.

See Attached Certificate

Notary Public

My Commission Expires:

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

Katelyn M. Holifield
Signature of Document Signer No. 1

N/A
Signature of Document Signer No. 2 (if any)

State of California

County of Ventura

Subscribed and sworn to ~~(or affirmed)~~ before me on this 26th day of September, 2014, by
Date Month Year

(1) Katelyn M. Holifield,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.)

(and

(2) N/A,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____
Signature of Notary Public

CASEY ALLEN
COMM. #1974084
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 02, 2016

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

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ACKNOWLEDGMENT

State of California
County of Ventura)

On September 26, 2014 before me, Casey Allen, Notary Public
(insert name and title of the officer)

personally appeared Katelyn M. Holifield,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CASEY ALLEN
COMM. #1974084
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 02, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of The 1543 Battlefield Drive Townhomes, a horizontal property regime established by Declaration and Master Deed of record in Instrument No. 20060504-0051579, amended in Instrument No. 20060511-0055146 and in Instrument No. 20140929-0089484, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration and Master Deed, and being located upon Lot No. 48 on the Plan of Galecrest No. 2, Block G, of record in Plat Book 1424, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lyles Holifield, a single man, by deed dated December 22, 2011, from Pinnacle National Bank, of record in Instrument No. 20111228-0101468, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Charter of Incorporation of The 1543 Battlefield Drive Townhome Owners Association, Inc. of record in Instrument No. 20060504-0051578, Register's Office for Davidson County, Tennessee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration and Master Deed (and By-Laws) for The 1543 Battlefield Drive Townhomes, of record in Instrument No. 20060504-0051579, amended in Instrument No. 20060511-0055146, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 1424, page 19, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017