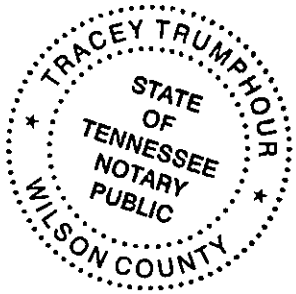
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Phillip R. Herrera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2014.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip R. Herrera	Phillip R. Herrera	064-03-OB-058.00
(NAME)	(NAME)	
1810 Eaves Court	1810 Eaves Court	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140090907 DEEDWARR
Recvd: 12/04/14 12:42 2 pgs
Fees:13.00 Taxes:2349.50
20141204-0111249

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 considerations, the receipt of which is hereby acknowledged, we, **Kelly D. Hollister, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Phillip R. Herrera, an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 257, Final Plat of Phase Five, Section Two, Brandywine Pointe, a Planned Unit Development, of record Plat Book 7900, Page 714, as corrected by Surveyor's Certificate of Correction, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kelly D. Williams by Quit Claim Deed dated 12/04/2002 from Scott W. Williams of record in Instrument 200212040149085, Register's Office for Davidson County, Tennessee. The said Kelly D. Williams having since married and is now known as Kelly D. Hollister.

Kelly D. Williams and Kelly D. Hollister is one in the same person.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters as set forth per Plat Book 7900, Page 171, Plat Book 7900, Page 172, Plat Book 7900, Page 714, as corrected by Surveyor's Certificate of Correction, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8120, Page 170, as amended of record in Book 8671, Page 484, as amended of record in Book 9010, Page 627, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8695, Page 379, as amended of record in Book 9145, Page 957, as amended of record in Book 9576, Page 846, as amended of record in Book 9776, Page 427, as amended of record in Book 10447, Page 711, as amended of record in Book 10684, Page 324, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 9339, Page 627, said Register's Office.

Restrictive Covenants for Detached Structure of record in Instrument 200010030097819, said Register's Office.

Amendment to By-Laws of record in Book 10721, Page 835, said Register's Office.

Dedication of Utilities Easements of record in Book 9178, Page 781, said Register's Office.

Non-Exclusive Easement for Parking, Ingress and Egress of record in Book 11108, Page 555, said Register's Office.

Assignment and Assumption Agreement of record in Instrument 199912080301171, said Register's Office.

Subject to rights of others in possession under the terms and conditions contained in the Ground Lease of record in Book 9128, Page 615, said Register's Office.

Charter of record in Book 8637, Page 563, Book 9013, Page 39, and Book 9117, Page 77, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 533 Robards Circle, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 3rd day of December, 2014.

Kelly D. Hollister

State of Tennessee
County of Wilson

Personally appeared before me Kelly D. Hollister, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of December, 2014.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122