BILL GARRETT, Davidson County
Trans:T20140092358 DEEDWARR
Recvd: 12/10/14 11:42 2 pgs
Fees:13.00 Taxes:222.00
20141210-0113075

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Rachelle Caudill
Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 8th day of December, 2014.

Notary Public
My commission expires:

05-1411-66437

Address of New Owner:	Send Tax Bills to:	Tax Information
Ciara E. Oglesby 1121 Waggoner Court Nashville TN 37214	Ciara E. Oglesby 1121 Waggoner Court Nashville TN 37214	108-03-0-125.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sarah E. Holsey, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ciara E. Oglesby, hereinafter called the Grantees, their successors and 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 Lot No. 143-A, on the Plan of Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, Page 489, as amended in Book 6250, Pages 570 and 571, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Y. Holsey, unmarried by deed from Barbara C. Howell, unmarried, dated July 25, 1994, recorded August 2, 1994, of record in Book 9424, Page 883, Register's Office for Davidson County, Tennessee. The said Stephanie Y. Holsey having since died testate on September 14, 2006. The Last Will and Testament of Stephanie Yvette Holsey-Anderson was admitted to probate in the Seventh Circuit Court, Davidson County, Tennessee, Case No. 06P-1863. Subject property was devised to Sarah E. Holsey and husband, Rollen I. Holsey.

Further being the same property conveyed to Sarah E. Holsey and husband, Rollen I. Holsey by Personal Representative's Deed from Sarah E. Holsey and Linda D. Holsey, Personal Representatives of the Estate of Stephanie Yvette Holsey-Anderson, deceased, dated July 17, 2007, recorded July 25, 2007, of record in Instrument No. 20070725-0088546. The said Rollen I. Holsey having since died on March 15, 2010.

Stephanie Yvette Holsey-Anderson is one and the same person as Stephanie Y. Holsey.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1121 Waggoner Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 8th day of December, 2014.

X Sarah E. Holsey _____

Sarah E. Holsey

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah E. Holsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 8th day of December, 2014.

X _____

State of Tennessee at Large

My Commission expires:4/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY