BILL GARRETT, Davidson County
Trans: T20150000293 DEEDWARR
Recvd: 01/02/15 13:40 2 pgs
Fees: 13.00 Taxes: 388.50
20150102-0000372

BOX #14
G#26696-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$105,000.00.**

Aaron Heath Holland
Affiant

Subscribed and sworn to before me, this the 31st day of December, 2014.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Aaron Heath Holland and Nicole Holland	**"New Owners"**	**14809010500**
272 Locustwood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffery H. West and Jennifer R. West, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron Heath Holland and Nicole Holland, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 12 on the Plan of Locustwood, Section Four, as of record in Book 2330, Page 137, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to David L. Simmons, unmarried, by Warranty Deed dated June 30th, 2000, from Russell Hudson, unmarried, by and through Vickie York, Attorney in Fact, of record in Instrument No. 200007060067044, Register's Office for Davidson County, Tennessee. And further conveyed to Jeffery H. West, by Quitclaim Deed dated December 20, 2006, from David L. Simmons, unmarried, of record in Instrument No. 20061227-0159220, said Register's Office.

JENNIFER R. West, spouse of the above named Jeffery H. West, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2330, Page 137, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved property, known as: **272 Locustwood Drive, Nashville, TN 37211**.

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 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 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/our hand(s) this **31st** day of **December, 2014.**

Jeffery H. West

Jennifer R. West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeffery H. West and Jennifer R. West, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **December, 2014.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17