BILL GARRETT, Davidson County
Trans:T20150017126 DEEDWARR
Recvd: 03/10/15 09:34 2 pgs
Fees:13.00 Taxes:1128.50
20150310-0020245

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of February 2015

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Elliott Ross Holmes		120 05 0 091.00
(NAME)	(NAME) Same address	
742 Greymont Drive		
(ADDRESS)	(ADDRESS) as new Owner	
Nashville 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Five Thousand And No/100 Dollars ($305,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Niko Bolas**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ** 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: **Elliott R. Holmes and Sarah J. Masat-Holmes, husband and wife and William Arthur Holmes, Jr., a married man

Land in Davidson County, Tennessee, being Lot No. 104 on the Map of Section Two, Glencliff Estates of record in Book 1130, Page 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 104 is described as beginning at a point in the southerly margin of Greymont Drive, the common corner of Lots 104 and 105; thence with the margin of said Drive, northwesterly 200 feet to the beginning of a curve; thence around said curve, southwesterly, 37.7 feet to a point in the westerly margin of Southwood Drive; thence with the margin of said Drive, southwesterly 202.1 feet to the common corner of Lots 103 and 104; thence with the line between said lots, southeasterly 275.6 feet to a point, the common rear corner of Lots 104 and 105, thence with the line between said lots, northeasterly 265.5 feet to the beginning.

Being the same property conveyed to Michael Niko Bolas, unmarried by Warranty Deed from Patricia Schoffstoll, unmarried dated June 5, 2008 and recorded June 10, 2008 as Instrument No. 20080610-0059709, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 742 Greymont Drive, Nashville, TN 37217

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 27th day of February, 2015.

Michael Niko Bolas by [signature]
Michael Niko Bolas BY Chris Cantrell
Attorney in Fact

STATE OF TN

COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Chris Cantrell , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael Niko Bolasl, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Michael Niko Bolas, for the purposes therein contained.

Witness my hand and official seal, this the ~~13th~~ 27th of February, 2015.

[signature]
Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

File Number: GRN-150416