WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150021328 DEEDWARR
Recvd: 03/24/15 10:42 2 pgs
Fees:13.00 Taxes:751.10
20150324-0025167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Bowman and Stephanie Beard	INTERLINC MORTGAGE SERVICES, LLC 10613 WEST SAM HOUSTON PARKWAY, N. SUITE 200 HOUSTON, TX 77064	072-04 110.00
(NAME) 1605 Norvel Avenue		
(ADDRESS) Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Israel Holliday, married, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Bowman, unmarried, and Stephanie Beard, unmarried, as Tenants in Common with the Right of Survivorship, 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:

Being Lot No. 3 of Block "F" on the Plat of Inglewood Terrace, of record in Book 1130, page 1, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Israel Holliday by Warranty Deed from Dorothy Veach and Ronnie Gilley, heirs at law of Raymond L. Gilley, deceased, of record in Instrument No. 20141027-0098556, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee, and Easement for sewer/storm drainage of record in Book 4191, page 421, Register's Office for Davidson County, Tennessee.

This has never been the primary residence of the grantor.

unimproved ☐

This is improved ☒ property, known as 1605 Norvel Avenue, Nashville, TN 37216
(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 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, 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.

IN WITNESS WHEREOF, this document was executed this 19th day of March, 2015.

Israel Holliday

By: Israel Holliday by, BDS, his attorney in fact
Bryan D. Spicer, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared BRYAN D. SPICER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for ISRAEL HOLLIDAY, the within named bargainor, and that BRYAN D. SPICER as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of ISRAEL HOLLIDAY, the within named bargainor by the said BRYAN D. SPICER, as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of March, 2015.

Valerie L. Kane
Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017