Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $229,900.00

Affiant

Subscribed and sworn to before me, this 30th day of March 2015.

Notary Public
My commission expires: 11/04/18

BILL GARRETT, Davidson County
Trans:T20150023121 DEEDWARR
Recvd: 03/30/15 14:45 2 pgs
Fees:13.00 Taxes:850.63
20150330-0027307

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael C. Lais	Magna Bank	172150A19600CO
4008 Bryce Rd.	6525 Quail Hollow Rd. Ste 300	
Nashville TN 37211	Memphis. TN 38120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Matthew Hill a married person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Michael C. Lais and Corrine K. Anderson-Lais, husband and wife, as tenants by the entirety hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 144 on the Plan of Holt Woods, Section Eleven, of record in Plat Book 9700, page 408, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew Hill, unmarried by deed dated March 16, 2010 from Vicki P. Shaub, unmarried of record in Instrument No. 20100322-0020981, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hold Woods, Section Eleven, of record in Book 9700 Page 408, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 9570, page 22, and amended in Book 10469, page 57, Register's Office for Davidson County, Tennessee 4) Charter of Holt Woods Homeowner's Association of record in Book 9570 Page 5 5) Bylaws for Holt Woods Homeowners Association of record in Book 9570 Page 13 6) Sanitary Sewers and/or Storm Drainage Easement of record in Book 10316 page 585 7) Boundary survey of record in Book 7900 page 668

This property is improved property known as 4008 Bryce Rd., Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of March, 2015.

Matthew Hill

Magan Hill who joins in this conveyance for the sole Purpose of conveying any marital interest she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Hill and Magan Hill, the bargainor(s), 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 Brentwood Tennessee, this 30th day of March, 2015.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08666