WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150025493 DEEDWARR
Recvd: 04/07/15 09:56 2 pgs
Fees:13.00 Taxes:878.75
20150407-0030248

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 $237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2015.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Fallon and Natalia B. Fallon	Same address as new Owner	
(NAME)	(NAME)	
8408 Rolling Hills Dr.		127-13-31
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, WE, **BRAD W. HOLMES, JR. AND WIFE, PATRICIA A. HOLMES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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: **Natalia B. Fallon and John Patrick Fallon, wife and husband

Land in Davidson County, Tennessee, being Lot 2, SECTION FOUR, MERRYMOUNT ACRES, as shown on plat of record in Plat Book 4460, Pages 126 and 127, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brad W. Holmes, Jr. and wife Patricia A. Holmes by Warranty Deed from Susan G. Jankiewicz, recorded on the 29th day of March, 1985 in Deed Book 6521, Page 865, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 4460, pages 126 and 127 , said Register's Office; and (c) restrictive covenants of record in Book 4399, page 771 and Book 5107, page 729, said Register's Office; (d) easement of record in Book 6803, page 418, said Register's Office.

unimproved
This is improved X property, known as 8408 Rolling Hills Dr., Nashville, TN 37221
(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.

Witness my hand this 31 day of March, 2015.

BRAD W. HOLMES, JR.

PATRICIA A. HOLMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brad W. Holmes, Jr. and Patricia A. Holmes, the bargainors, 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 31 day of March, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public