WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150034763 DEEDWARR
Recvd: 05/06/15 08:45 2 pgs
Fees:13.00 Taxes:444.00
20150506-0041155

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

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

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
Israel Holliday	NEW OWNER	073-05-0-034.00
(NAME)	(NAME)	
2000 Cane Hollow Court		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **Jeffrey L. Mabry and Cathy Lavon Mabry,** husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Israel Holliday,** 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. 35 on the Plan of Virginia Manor, as of record in Book 1835, page 22, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Moran Drive at the southwest corner of Lot No. 34 on said plan; thence with the line between said Lot Nos. 34 and 35, northwestwardly 175.4 feet to a point in the southern boundary line of Lot No. 18; thence with the line between said Lot Nos. 18 and 35, southwestwardly 17.98 feet to the southeast corner of Lot No. 17; thence with the line between said Lot Nos. 17 and 35, southwestwardly 30.85 feet to the northeast corner of Lot No. 36; thence with the line between said Lot Nos. 35 and 36, southeastwardly 179.9 feet to the northerly margin of said Drive; thence with the same, northeastwardly 75 feet to the beginning.

BEING the same property conveyed to Jeff L. Mabry by Warranty Deed from Glenn T. Stewart and wife, Ethleen Stewart, dated August 30, 1983, of record in Book 6125, page 899, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Jeffrey L. Mabry et ux, Cathy Lavon Mabry, by Quitclaim Deed from Jeffrey L. Mabry and Thomas M. Black, Trustee, dated August 30, 1993, of record in Book 9065, page 571, 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 Plan of record in Plat Book 1835, page 22; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

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 our hands this 4th day of May, 2015.

Jeffrey L. Mabry

Cathy Lavon Mabry

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeffrey L. Mabry and Cathy Lavon Mabry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 4th day of May, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 20789

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

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