Davidson County	DEEDWARR
Recvd: 06/11/15 13:36	5 pgs
Fees:28.00 Taxes:292.30	
20150611-0055428	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 9/16/18
(AFFIX SEAL)

SUSAN L. HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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).
Shine Stagewear, LLC	Pinnacle Bank	061 03 0B 102.00
(NAME)	(NAME)	
102 Point East Drive	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seventy-Nine Thousand And No/100 Dollars ($79,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard Dennis Holder, unmarried and Anita B. Holder, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shine Stagewear, LLC**, 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 Unit No. 102, of Point East Office Condominiums, of record in Book 7308, Page 901, amended in Book 7340, Page 727, Register's Office for Davidson County, Tennessee, a Condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 7308, Page 901, amended in Book 7340, Page 727, said Register's Office and the By-Laws of record in Book 7308, Page 934, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the apartments, property, co-owners and tenants of Point East Office Condominiums, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Richard Dennis Holder by Warranty Deed from Dale Hemmerly Miller and wife, Susan R. Miller dated December 31, 2007 and recorded January 10, 2008 as Instrument No. 20080110-0003162, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-152174

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 102 Point East Drive, Nashville, TN 37216

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 10 day of June, 2015.

Richard Dennis Holder

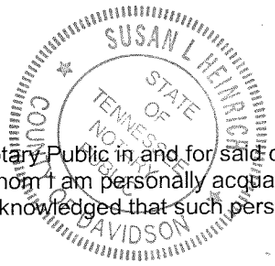
Richard Dennis Holder

~~Anita B. Holder~~

File Number: GRN-152174

STATE OF TENNESSEE

COUNTY OF Davidson



Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state Richard Dennis Holder the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 of June, 2015.

_____

Notary Public

My Commission Expires: 9-16-15

(SEAL)

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Anita B. Holder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ of June, 2015.

_____

Notary Public

My Commission Expires:

(SEAL)

File Number: GRN-152174

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 102 Point East Drive, Nashville, TN 37216

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 8th day of June, 2015.

~~Richard Dennis Holder~~

Anita B. Holder

Anita B. Holder

File Number: GRN-152174

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Richard Dennis Holder the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the____ of June, 2015.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF Florida

COUNTY OF Gulf

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Anita B. Holder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2015. North Carolina DL# 3407768

Notary Public

My Commission Expires:

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
JASPER L SMITH
COMMISSION # EE208831
EXPIRES JUNE 23 2016
BONDED THROUGH
RLI INSURANCE COMPANY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018