WARRANTY DEED

File #15241

BILL GARRETT, Davidson County
Trans:T20150047881 DEEDWARR
Recvd: 06/16/15 14:47 2 pgs
Fees:13.00 Taxes:377.40
20150616-0057343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017 (AFFIX SEAL)

Julie Hamilton
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Israel Holliday	Same as New Owner	07204024000
(NAME)	(NAME)	
2000 Cain Hollow Ct.		
(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, I, **Vivian Mobley and Shannon F. Eastridge, both unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Israel Holliday,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the south 64 feet of the north 72 feet of Lot No. 32 of Block E on the Plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 64 feet on the east side of Ardee Avenue and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Vivian Mobley and Shannon F. Eastridge, wife and husband by quitclaim deed from Vivian Mobley of record in Instrument No. 20120507-0038957 Register's Office for Davidson County, Tennessee, dated 04/30/2012 and recorded on 05/07/2012.

Being also the same property conveyed to Vivian Mobley by Executor's Quitclaim Deed from Brenda Watson Mobley and Vivian Mobley, Executors of the estate of Ida Mae Watson, dated 10/7/2010, recorded 10/8/2010, and appearing of record in Instrument No. 20101008-0081050, Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Edmund A. Watson and wife, Ida Mae Watson, by deed from William G. Mears, of record in Book 3284, page 565, Register's Office for Davidson County, Tennessee. The said Edmund A. Watson having since died on April 29, 2006, the property became vested in Ida Mae Watson as surviving tenant by the entirety. The said Ida Mae Watson having since died testate on 9/26/2009, and the subject property being devised to her daughter, Vivian Mobley, by will probated in the Probate Court for Davidson County, Tennessee, Docket No. 09P1727.

unimproved ☐
This is improved ☒ property, known as 1433 Ardee 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.

Witness my hand this 5th day of June, 2015.

Vivian Mobley

Shannon F. Eastridge

STATE OF Tennessee
COUNTY OF Davidson

I, Connie Taylor, a Notary Public of the County and State first above written, do hereby certify that Vivian Mobley and Shannon F. Eastridge personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of June, 2015.

Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires:

9/21/2015

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206