Davidson County DEEDWARR Recvd: 06/29/15 08:15 3 pgs Fees:18.00 Taxes:1850.00 **20150629-0061942**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,000.00 Affiant Subscribed and sworn to before me, this the 26th day of June, 2015. Notary Public My commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jeremy A. Oliver	**Franklin Synergy Bank**	**130080B00600CO**
4404 Charleston Place Circle	**722 Columbia Avenue**	
Nashville, TN 37215	**Franklin, TN 37064**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas H. Holter, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremy A. Oliver and Ann R. Oliver, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 12, as depicted on the Condominium site Plan of Charleston Place, Lot No's 1 & 2, as of record in Book 5200, Page 593, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Book 5965, Page 880, as amended in Book 6071, Page 499 and made applicable by Supplemental Declaration of record in Book 6122, Page 319, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements as set forth in the Master Deed.

Being the same property conveyed to Thomas H. Holter, unmarried by Warranty deed from Donald R. Barnett, married of record in Instrument No. 200004170038412 Register's Office for Davidson County, Tennessee, dated April 14, 2000 and recorded on April 17, 2000.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 5200, Page 593, Register's Office for Davidson County, Tennessee, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, Subject to rights of others in and to the common areas and/or elements, the terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed for Charleston Place Condominium, of record in Book 5965, Page 880, as Amended in Book 6071, Page 499, and Supplemented in Book 6122, Page 319, Register's Office for Davidson County, Tennessee, and a lien for taxes for the current year, which have been prorated and assumed by Grantee

This is improved (__X__) unimproved (____) property known as 4404 Charleston Place Circle, Nashville, TN 37215.

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; and we do covenant with the said GRANTEE(S) 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 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/OUR HANDS EFFECTIVE AS OF June 26, 2015:

Thomas H. Holter

Thomas H. Holter

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Thomas H. Holter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 26th day of June, 2015.

My Commission Expires: 6-26-16

Notary Public

20151269R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016