THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15054186** BILL GARRETT, Davidson County Trans:T20150052526 DEEDWARR Recvd: 06/30/15 13:04 2 pgs Fees:13.00 Taxes:1387.50 20150630-0063056	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2015. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: David B Hollis and Katie M Hollis 2956 Glenway Dr Nashville TN 37221	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 142-16-0C-057.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam B. Black and Jennifer E. Black, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David B Hollis and Katie M Hollis, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Final Plat of Devon Glen, Phase II of record in Plat Book 7900, Page 262, as amended in Book 10458, Page 852, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam B. Black and Jennifer E. Black, husband and wife by Warranty deed from Kimberly A. Lawwell, unmarried of record in Instrument No. 20090406-0031186 Register's Office for Davidson County, Tennessee, dated March 27, 2009 and recorded on April 06, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 562, as amended in Book 10458, Page 852, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan of record in Book 9700, page 743, (open space), Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7517, Page 283, amended in Book 7517, Page 367, Book 8180, Page 222, Book 8712, Page 618, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 9150, Page 182, Book 9492, Page 594, Book 9492, Page 600 and Book 10692, Page 750, Book 8120, Page 485, and Book 8120, Page 402, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42

of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws in Book 7517, Page 344 amended in Book 8180, Page 232 and Book 10692, Page 753, Register's Office for Davidson County, Tennessee.

Charter for HOA in Book 7520, Page 564, Register's Office for Davidson County, Tennessee. Conveyance of common areas to HOA in Book 9618, Page 7880 and Book 11120, Page 191, Register's Office for Davidson County, Tennessee.

Amendment and Change of Minimum Building Setback Line of record in Book 10458, Page 852, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2956 Glenway Dr Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2015.

Adam B. Black

Jennifer E. Black

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam B. Black and Jennifer E. Black, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____