WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2015

Notary Public:

MY COMMISSION EXPIRES: 3678
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sara Beth Anderson	SWBC Mortgage Corp.	Parcel ID:
612 Hickory Glade Court	9311 San Pedro Ave., Ste. 100	162010C06800CO
Antioch, TN 37013	San Antonio, TX 78216	

FOR AND IN 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

Sava S. Holland, f/k/a Sava S. Brownlow and husband, Corey Holland

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sara Beth Anderson

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. 68 on the Site Plan of Phase II, Hickory Glade, a De Minimus Planned Unit Development, of record in Book 6250, Page 888, as amended in Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Sava S. Brownlow by deed from Margaret Y. Butler, of record in Instrument 20050301-0022554, dated February 1, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6824, Page 929 and re-recorded in Book 6898, Page 896 amended in Book 6824, Page 952; Book 6898, Page 920 and Book 6957, Page 473 and re-recorded in Book 6898, Page 919, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6250, Page 888 as amended in Book 6900, Page 41, said Register's Office.

Sava S. Holland and Sava S. Brownlow being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 612 Hickory Glade Court, Antioch, TN 37013

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 21st day of July, 2015.

Sava S. Holland

Corey Holland

BILL GARRETT, Davidson County
Trans:T20150060100 DEEDWARR
Recvd: 07/23/15 10:08 2 pgs
Fees:13.00 Taxes:388.50
20150723-0072197

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sava S. Holland and Corey Holland, 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 and official seal at Nashville, Tennessee, this 21st day of July, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
RUDY TITLE
AND ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212