BILL GARRETT, Davidson County
Trans: T20150060944 DEEDWARR
Recvd: 07/24/15 15:07 2 pgs
Fees: 13.00 Taxes: 1109.63
20150724-0073097

This instrument prepared by & return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

mail to: **BANKERS TITLE**
2 Cadillac Drive
Brentwood, Tennessee 37027

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of July, 2015, by and between Tracy Dione Coleman, Trustee of The DOT Trust, party of the first part, and Holley Maher, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING IN NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LOT 67, THE HOMESTEAD ADDITION ESTATES OF D.T. MCGAVOCK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 9, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN BOOK 57, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being all or part of the same property conveyed to THE DOT TRUST by virtue of that certain Special Warranty Deed dated March 24, 2010, at Instrument No. 20100407-0026122 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 57, Page 9; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tracy Dione Coleman, Trustee
Tracy Dione Coleman, Trustee of The DOT Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tracy Dione Coleman, Trustee , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of July, 2015.

Ashlee Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-19

Property Owner & Address: Holley Maher

Tax Parcel No 08108034100

Property Address: 1720 Nassau Street
Nashville, TN 37208

MAIL TAX
BILLS TO: AVENUE BANK
3823 CLEGHORN AVENUE
NASHVILLE TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $299,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of July, 2015.

Notary Public

My Commission Expires: 7/2/2018

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY