BILL GARRETT, Davidson County
Trans:T20150068854 DEEDWARR
Recvd: 08/17/15 10:39 2 pgs
Fees:13.00 Taxes:565.73
20150817-0082268

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $152,900.00 Affiant Subscribed and sworn to before me, this ~~13th~~ 14th day of August, 2015. Notary Public My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Johnny C. Hollins Jr	**AMERICAN MORTGAGE SERVICE**	**05004004400**
1440 Tempany Ct	**11503 SPRINGFIELD PIKE**	
Nashville, TN 37207	**CINCINNATI, OH 45246**	

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 ACKNOWLEDGE, WE,

Evelyn M. George F/K/A Evelyn M. Burroughs, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johnny C. Hollins Jr, a married man

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 Lot No. 116 on the Plan of Bellshire Terrace, Section Two, of record in Plat Book 6250, page 673, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Evelyn M. Burroughs, an unmarried person by Warranty Deed from Alfred Leon Gibbs and wife, Judy Ann Gibbs d/b/a Leon Gibbs Construction Company dated 02/17/94 and recorded on 02/18/94 in Book 9253, page 786 and re-recorded in Book 9287, page 367, said Register's Office for said county. Evelyn M. Burroughs has since married and is now known as Evelyn M. George. James Edward George, Sr joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1440 Tempany Ct, Nashville, TN 37207.

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 in 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/our hand(s) this 13th day of August, 2015.

Evelyn M. George

James Edward George, Sr.

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, a Notary Public of said County and State, Evelyn M. George and James Edward George, Sr., 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 13th day of August, 2015.

Notary Public

My Commission Expires: 12-07-2017

THOMAS JACOB BOWLES
MY COMMISSION EXPIRES
February 7, 2017