WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150073797 DEEDWARR
Recvd: 08/31/15 12:36 2 pgs
Fees: 13.00 Taxes: 2590.00
20150831-0088060

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of August, 2015.

Amy C Schleier
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Misty Holladay	Finworth Mortgage	158040A07700CO
(NAME)	(NAME)	
16 Annandale	2106 Crestmoor Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gregory W. Taylor and wife, Jessica L. Taylor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Misty Holladay and Kolin Holladay**, husband and wife 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, described as follows, to-wit:

Being Lot No. 108 on the Revised Plan of Otter Wood Subdivision, a Planned Unit Development, Section Two, of record in Book 6900, Page 598-602 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gregory W. Taylor and wife, Jessica L. Taylor by Special Warranty Deed dated 05/04/2004 from Residential Funding Corporation of record in Instrument 200405190058610, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 16 Annandale, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21 day of August, 2015.

Gregory W. Taylor

Jessica L. Taylor

State of Tennessee

County of Davidson

On this 21 day of August, 2015 before me, a Notary public in and for said County and State, personally appeared **Gregory W. Taylor and wife Jessica L. Taylor**, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: 7/8/19

ERNEST D. BENNETT, III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019