THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074604** BILL GARRETT, Davidson County Trans:T20150074173 DEEDWARR Recvd: 09/01/15 09:42 2 pgs Fees:13.00 Taxes:3237.50 20150901-0088480	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: John J. Hollins, Jr. and Laura S. Hollins 5805 ROBERT E LEE DR Nashville TN 37215-5221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145-9-15.00

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, **Alice M. Wall, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John J. Hollins, Jr. and Laura S. Hollins, 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(s) 77, as shown on the map entitled Tyne Valley Estates, Section 2, of record in Book 3300, Page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 77 fronts 145 feet on the Westerly side of Robert E. Lee Drive, and extends back 356.2 feet to the North line and 562 feet on the Southerly line to a dead line in the rear, which is a broken line, measuring 373.8 feet thereon.

Being the same property conveyed by Quitclaim Deed from W. Andrew Wall to Alice M. Wall as recorded on the 27th day of April, 2009 in Instrument No. 20090427-0037659 and Warranty Deed from Nancy Jones Quillman, married to W. Andrew Wall and wife, Alice M. Wall as recorded on the 17th day of May, 2007 in Instrument No. 20070517-0059171, in the Register's Office of Davidson County, Tennessee.

William A. Wall joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE VALLEY ESTATES, SECTION 2, as recorded in Plat Book 3300, Page(s) 72.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 5805 ROBERT E LEE DR Nashville TN 37215-5221

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 28th day of August, 2015.

Alice M. Wall

William A. Wall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alice M. Wall and William A. Wall, 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 28th day of August, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018