Chapman

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150083030 DEEDWARR
Recvd: 09/30/15 09:13 2 pgs
Fees: 13.00 Taxes: 962.00
20150930-0099125

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF September, 2015

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2015-0910

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. Holland, III	New Owner	175/060.00
(NAME)	(NAME)	
4100 Maxwell Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Douglas P. Ames and wife, Sidney Ames,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas H. Holland, III and Megan Holland, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT No. I: LAND in the Second, formerly the Third, Civil District of Davidson County, Tennessee, and BEING described according to an unrecorded survey made by Stephen A. Draper, Surveyor, dated July 19, 1960, said tract of land lying to the north of, and across an unnamed road from Lot No. 4 on the unrecorded survey of Lots Nos. 1 through 7, of E. N. Stewart's Subdivision No. 1 in the Second Civil District of Davidson County, Tennessee, made by Pete Meyer, Surveyor, dated February 21, 1946, but allowing for increasing the width of said unnamed road, as shown on both of said surveys, from 30 feet to 40 feet.

The BEGINNING point, being the southwest corner of the tract herein conveyed, being N. 3 degrees 45' E. 349 feet from the southwest corner of said Lot No. 4; thence from the beginning point N. 3 degrees 45' E. 318 feet to a point; thence S. 89 degrees 20' E. with a fence 300 feet to a point; thence S. 3 degrees 45' W. 324 feet to a point; thence N. 85 degrees 50' W. 300 feet to the point of BEGINNING.

The southwest corner of said Lot No. 4 being 1201.6 feet westerly from the southeast corner of the property conveyed to Emerson N. Stewart and wife, Tennie Mae Stewart, by Deed of record in Book 911, Page 168, Register's Office for Davidson County, Tennessee.

TRACT No. II: LAND in Davidson County, Tennessee, BEING Lot No. 4 in the plan of Emerson N. Stewart's Subdivision No. 1, in the second, formerly the third, Civil District.

Said Lot No. 4 begins at the Southwest corner of an old abandoned road, formerly Nashville Road, also the East line of a thirty foot road (Rucker Street) between Lots 3 and 4, running East parallel with old road 300 feet, thence North 339 feet, thence West 300 feet, South 339 feet to the BEGINNING.

Being the same property conveyed to Douglas P. Ames and wife, Sidney Ames, by Warranty Deed from Luther Marze, Jr., and wife, Elaine Hodge Marze, of record in Instrument Number 20020422-0049613, Register's Office for Davidson County, Tennessee, dated April 19, 2002, and recorded on April 22. 2002.

Subject to: 2015 property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Restrictions of record in Book 1780, Page 255, in the Register's Office for Davidson County, Tennessee. Reference to acreage is left in the description merely for convenience in identifying the tract.

This property, known as 4100 Maxwell Road, Antioch, TN 37013
(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 my/our hand(s) this 21 DAY OF September, 2015..

Douglas P. Ames

Sidney Ames

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas P. Ames and Sidney Ames, with whom I am personally acquainted (or provided 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, this the 21 day of September, 2015.

Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON