27709-8 return to: Attorneys Title Company, Inc.

Box 14

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150085814 DEEDWARR
Recvd: 10/08/15 09:27 2 pgs
Fees:13.00 Taxes:1381.95
20151008-0102628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $373,500.00.

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2015.

Notary Public

My commission expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Timothy Henry	Farmington Mortgage	
919 North 14th Street	2002 Richard Jones Road, Suite 300A	08301041100
Nashville, TN 37206	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BOBBY HOLLIDAY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY HENRY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 a lot of land in the 11th, formerly the 18th Civil District of said County, described as follows:

Beginning on the westerly margin of 14th Street, formerly Weakly Avenue, at A. C. Breast's northeast corner; thence with the westerly margin of said Street, northerly 70 feet; thence westerly parallel with said Breast's North line 222 feet to a proposed alley; thence with the easterly margin of said proposed alley, southerly 70 feet, said Breast's North line, thence with said line easterly 222 feet to the beginning.

Being the same property conveyed to John H. Mensel and Teresa I. Gomez, both unmarried, as joint tenants with rights of survivorship by Warranty deed from Elton Stanley Pederson aka Elton Stanley Pederson, unmarried of record in Instrument No. 20010709-0072848 Register's Office for Davidson County, Tennessee, dated June 28, 2001 and recorded on July 9, 2001.

Being the same property conveyed to Bobby Holliday, an unmarried woman by Warranty deed from John H. Mensel and Teresa I. Gomez, both unmarried of record in Instrument No. 20140903-0080237 Register's Office for Davidson County, Tennessee, dated September 2, 2014 and recorded on September 3, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 919 North 14th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of October, 2015.

Bobby Holliday by Ashley Powell, Attorney in Fact

Bobby Holliday by Ashley Powell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2015, before me personally appeared Ashley Powell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bobby Holliday, as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Bobby Holliday.

Witness my hand and seal this 6th day of October, 2015.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018