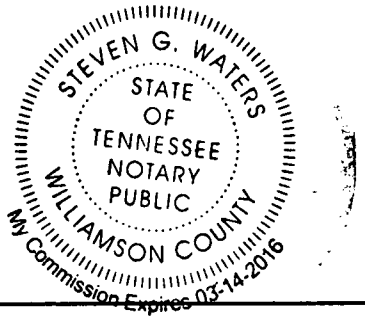
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis Autry	Dennis Autry	062-02-0A-053.00-CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
103 Longview Ridge	2704 Paddle Wheel Drive	Trans:T20150090306 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 10/23/15 08:47 2 pgs
Hendersonville, TN 37075	Nashville, TN 37214	Fees:13.00 Taxes:340.40
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20151023-0107859

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tracy Lynn Sans and David Scott Holman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dennis Autry,** 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. 15-A on the Plan of River Trace Estates, Phase 1, Section 1, as of record in Book 6250, Pages 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Rebecca A. Holman, by Quitclaim Deed from James D. Holman, dated 4/7/95 and recorded 7/5/95 in Book 9721, Page 279; and being the same property previously conveyed to James D. Holman and wife, Rebecca A. Holman, by Warranty Deed from Braewood Development Corporation, dated 7/31/87 and recorded 8/6/87 in Book 7318, Page 254, in the Register's Office of Davidson County, Tennessee.

Rebecca A. Holman died intestate on December 4, 2014 leaving as her heirs at law; David Scott Holman and Tracy Lynn Sans as evidenced by Affidavits of Heirship recorded in Instrument # 20151023-0107857, and Instrument # 20151023-0107858, Register's Office for said County.

Tracy Lynn Sans executed this instrument on behalf of David Scott Holman pursuant to a Power of Attorney of record in Instrument # 20151023-0107856, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2704 Paddle Wheel Drive, Nashville, TN 37214
(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 hands this 16th day of October, 2015.

Tracy Lynn Sans

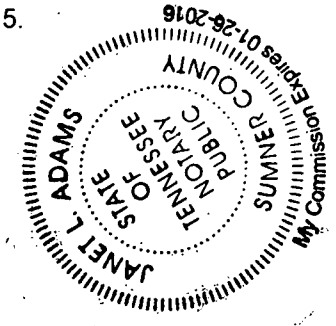
David Scott Holman
by: Tracy Lynn Sans, Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me Tracy Lynn Sans, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of October, 2015.

Notary Public
My Commission Expires: _____



State of Tennessee

County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy Lynn Sans, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of David Scott Holman as his Attorney in Fact as the free act and deed of the within named David Scott Holman.

Witness my hand and official seal this 16th day of October, 2015.

Notary Public

My Commission expires: _____

File No.: 150888

