File No. 155227

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/15 11:14 3 pgs
Fees:18.00 Taxes:425.50
20151113-0115461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Stephanie Schoer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 03-26-2017
(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Schoer	FirstBank	10714002500
(NAME)	(NAME)	
909 Kirby Dr	318 Seaboard Lane, Ste 205	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, 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 **BURTON DALE HOLLOWAY, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE SCHOER, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), 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. 370 on the Plan of Addition Number 5 to Miro Meadows, being a Re-Subdivision of Lots 370, 371, and 372 - 4th Addition Miro Meadows of record in Book Number 2330, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Burton Dale Holloway, a married man, by Warranty Deed from Judith Johnson, an unmarried woman, dated October 25, 2012 and recorded October 29, 2012 in Instrument No. 20121029-0098688, in the Register's Office of Davidson County, Tennessee

Brandy Holloway, wife of Burton Dale Holloway, joins in this instrument for the purpose of conveying such marital interest, if any, she may have in and to subject property.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 909 Kirby Dr, Nashville, Tennessee 37217

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), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12 day of November, 2015.

Burton Dale Holloway

Brandy Holloway

STATE OF GEORGIA

COUNTY OF Gwinnett

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named BURTON DALE HOLLOWAY AND BRANDY HOLLOWAY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12 day of November, 2015.

Commission expires: 9/27/2019

Notary Public

Sheree Fussell
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Comm. Expires
09/27/2019

True Copy Certification

I, Dolly T. Peay, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, Dolly T. Peay who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public

My Commission Expires: 08/27/2018

