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BILL GARRETT, Davidson County
Trans:T20150099821 DEEDWARR
Recvd: 11/24/15 10:15 2 pgs
Fees:13.00 Taxes:508.75
20151124-0118975

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $137,500.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2015. Notary Public My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON My Commission Expires MAR. 10, 2019

Address New Owner As Follows:
Christina Rohan Gerst
1923 Shaylin Loop
Antioch, TN 37013

Send Tax Bills To:
Quicken Loans
1050 Woodward Ave.
Detroit, MI 48226-1906

Map-Parcel Number:
071050A26700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN RICHARD HOLLAND**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHRISTINA ROHAN GERST, a married woman, and TIMOTHY GERST, her husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 267, on the Horizontal Property Regime for Barnes Crossing, Phase One, as recorded in the Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938, and in Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to John Richard Holland, unmarried, by deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20070404-0040176, dated March 30, 2007, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, which have been paid by the Grantor. By acceptance of delivery of this instrument, Grantees assume and agree to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Davidson County or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 173-05-0A-267.00-CO.

3. Matters shown on the Plan of record in Instrument No. 20050128-0010427, Register's Office for Davidson County, Tennessee.

4. Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938, and in Instrument No. 20071227-0147998, said Register's Office.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1923 Shaylin Loop, Antioch, TN 37013**.

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 23rd day of November, 2015.

John Richard Holland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Richard Holland, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of November, 2015

(Seal)

Notary Public

My Commission Expires

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 18 2019