WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150100268 DEEDWARR
Recvd: 11/25/15 09:09 2 pgs
Fees:13.00 Taxes:2426.20
20151125-0119506

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,730.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2015

Notary Public

MY COMMISSION EXPIRES: 6/2/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Apple	NEW OWNER	132-13-0-025.00
(NAME)	(NAME)	
952 Van Leer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **Margaret Hollis and husband, Brad Hollis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Apple and wife, Rachel Apple**, 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:

The real Property in the County of Davidson, State of Tennessee, and more particularly described as follows: A Certain Tract or Parcel of Land in Davidson County, State of Tennessee Described as follows, to-wit: Being Lot No. 118 on the Map of Oakhill Valley Subdivision, as of Record in Book 1835, Pages 15 and 16, Register's Office for said County. Said Lot No. 118 fronts 131.96 feet on the Westerly Side of Van Leer Drive and runs back between lines, 235 feet on the South Line and 276.5 feet on the North Line (which said line is shown on said plan erroneously as being 267.45 feet) to a dead line in the rear on which it measures 237.01 feet.

Being the same property conveyed to Margaret Hollis and husband, Brad Hollis, their heirs and assigns by Quitclaim Deed dated 02/24/2010 from Margaret Hollis, filed for record on 02/26/2010 in Instrument No. 20100226-0014707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 952 Van Leer Drive, Nashville, TN 37220
(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 our hands this 16th day of November, 2015.

Brad Hollis

Margaret Hollis

State of Tennessee

County of Davidson

On this 16th day of November, 2015, before me, a Notary public in and for said County and State, personally appeared Margaret Hollis and Brad Hollis, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires May 6, 2019