WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102738 DEEDWARR
Recvd: 12/04/15 11:58 2 pgs
Fees:13.00 Taxes:2077.55
20151204-0122378

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 20

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $561,500.00

Margaret Hollis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(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
Brad S. Hollis	F&M Bank	131-10-0-014.00
(NAME)	(NAME)	
4620 Tara Drive	PO Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Clarksville, TN 37041	
(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, **Aviva Ann Wasserman and James Marion Hodgson, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brad S. Hollis and Margaret Hollis, husband and wife**, 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:

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:
Being Lot No. 229 on the Plan of Tynewood Estates of record in Book 2900, Pages 89 and 90 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Bahr Weiss and wife, Aviva A. Wasserman by Deed ($285,000.00) from Marijo Cook, Executor under the Will of Carolyn S. Cook, deceased, of record in Book 11364, Page 925, in the Register's Office for Davidson County, Tennessee; the said Bahr Weiss and Aviva A. Wasserman having since divorced and the said Bahr Weiss (aka Bahr Harris Weiss) having since conveyed his interest in subject property to Aviva Ann Wasserman by Quitclaim Deed dated July 28, 2006, of record as Instrument No. 20060928-0120301 in the Register's Office for Davidson County, Tennessee and further conveyed to Aviva Ann Wasserman and James Marion Hodgson, as joint tenants with rights of survivorship by Quitclaim Deed dated 07/13/2010 from Mitchell A. Watts, as Trustee, filed for record on 07/15/2010 in Instrument No. 20100715-0055638, 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 4620 Tara Drive, Nashville, TN 37215
(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 1st day of December, 2015.

Aviva Ann Wasserman

James Marion Hodgson

State of Tennessee

County of Davidson

On this 1st day of December, 2015, before me, a Notary public in and for said County and State, personally appeared Aviva Ann Wasserman and James Marion Hodgson, 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 Shannon Philbin

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, KNN.
My Commission Expires May 6, 2016

My Commission Expires: _____