WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/2017

(AFFIX SEAL)

J. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 A. Fleming, Sr.	Regions Bank d/b/a Regions Mortgage	104-09-0L-103.00
(NAME)	(NAME)	
3733 West End Ave., Apartment 103	2050 Parkway Circle, RCN-6 Mail Code: ALBH 40602B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35244	
(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, **Christopher M. Hollahan, Trustee of the Gracia H. Hollahan Living Trust u/a/d December 29, 2010**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard A. Fleming, Sr. and Sarah C. Ridley, 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:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit 103, together with the appurtenant interest in the common elements of The Westende Condominiums, a horizontal property regime established by Master Deed and By-Laws, as of record in Book 7288, page 65, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to the Grantor herein by Quitclaim Deed of record in Instrument No. 20160108-0002137, in the Register's Office for Davidson County, Tennessee, and having been conveyed to Grantor's predecessor in title by Warranty Deed dated January 15, 2004 from Gracia H. Hollahan, filed for record on January 21, 2004 in Instrument No. 20040121-0008193, Register's Office for Davidson County, Tennessee.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A".

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 3733 West End Ave., Apartment 103, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160001938 DEEDWARR
Recvd: 01/08/16 13:47 2 pgs
Fees:13.00 Taxes:1195.10
20160108-0002138

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 6th day of January, 2016.

CHRISTOPHER M. HOLLAHAN, TRUSTEE OF
THE GRACIA H. HOLLAHAN LIVING TRUST U/A/D
DECEMBER 29, 2010

Christopher M. Hollahan, TRUSTEE

Christopher M. Hollahan, Trustee

State of Tennessee

County of Davidson

On this 6th day of January, 2016, before me, a Notary public in and for said County and State, personally appeared Christopher M. Hollahan, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument in his capacity as Trustee 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

My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019