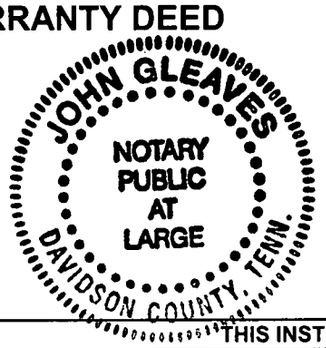
WARRANTY DEED



R-CBB-16-412-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00.

Kimsey M Kerr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160017564 DEEDWARR
Recvd: 03/03/16 11:28 2 pgs
Fees:13.00 Taxes:499.13
20160303-0020418

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Kimsey Kerr	**Highlands Residential Mortgage, Ltd.**	
(NAME)	(NAME)	
412 Huntington Ridge Drive	**12001 N. Central Expressway, Suite 750**	**161-11-0A-088.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-5992	**Dallas, TX 75243**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRAXTON HOLLOWAY AND VALERIE HOLLOWAY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KIMSEY KERR, A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 88 on the Final Plat of Revision One, Huntington Ridge Townhouse Condominiums of record in Plat Book 4675, Page 9, with revisions of record in Plat Book 9700, Page 846, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Braxton Holloway, and Valerie Smith, both unmarried, as tenants in common with right of survivorship by Warranty deed from Amy Fortner, a single person of record in Instrument No. 20120510-0040720 Register's Office for Davidson County, Tennessee, dated May 01, 2012 and recorded on May 10, 2012.

Said Valerie Smith having since married is now known as Valerie Holloway.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 4675, Page 9, revised by Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4729, Page 687, as amended in Book 4889, page 905 and Book 5394, page 243, and Instrument Number 20110331-0024865, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4729, Page 705, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7423, Page 762, amended in Instrument Number 20080324-0029069 and Instrument Number 20130724-0076332, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 4729, Page 682 amended in Book 4890, page 84, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 9732, Page 551, Book 9775, page 308 and Book 11345, page 59, in the Register's Office for Davidson County, Tennessee.
- Deed conveying the common area of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 6396, Page 896, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140902-0079897, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20090505-0041252 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **412 Huntington Ridge Drive , Nashville, Tennessee 37211-5992**.

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 the 26th DAY OF FEBRUARY, 2016.

Braxton Holloway

Valerie Holloway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of February, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of February, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212