# WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$85,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2016

Notary Public

MY COMMISSION EXPIRES : 9-12-16

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

| **ADDRESS NEW OWNER(S) AS FOLLOWS:** | **SEND TAX BILLS TO:** | **MAP-PARCEL NUMBERS** |
|---|---|---|
| Solution Capital LLC | Solution Capital LLC | |
| (NAME) | (NAME) | |
| 1001 E. Main Street | 1001 E. Main Street | 04411005500 |
| (ADDRESS) | (ADDRESS) | |
| Murfreesboro, TN 37130 | Murfreesboro, TN 37130 | |
| (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,

**Allen Bollinger and Melinda Bollinger**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Solution Capital, LLC**

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:

Certain real estate in Davidson County, Tennessee, as follows:
Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Section "A" Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for said County.
Said Lot fronts 54 feet on the easterly side of Hadley Avenue and extends back 195.5 on the northerly line and 195.5 feet on the southerly line to the westerly margin of Lawrence Street, measuring 54.3 feet, more or less, thereon.
Being the same property conveyed to Allen Bollinger and wife, Melinda Bollinger from Bobby Gene Owen, Larry Eugene Deal, unmarried, and Julia Faye Blanchette, unmarried, heirs at law and next of kin of Mary Ann Owen, by Warranty Deed dated June 17, 2011 and recorded in Instrument No. 20110620-0046935, filed for record 06/20/2011.

unimproved ☐
This is improved ☒ property, known as **407 Hadley Ave, Old Hickory, TN 37138**
(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.


**Davidson County DEEDWARR**
**Recvd: 04/11/16 08:28 3 pgs**
**Fees:18.00 Taxes:314.50**
**20160411-0034103**

Witness my/our hand(s) this **5th day of April, 2016.**

**Allen Bollinger**

**Melinda Bollinger**

**STATE OF Tennessee**

**COUNTY OF Wilson**

Personally appeared before me, a Notary Public of said County and State, **Allen Bollinger and Melinda Bollinger** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand at office on **5th day of April, 2016.**

Notary Public. My Commission Expires: 5/8/18



# *TRUE COPY CERTIFICATION*

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

