WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 04/21/16 08:18 3 pgs
Fees:18.00 Taxes:3240.83
20160421-0038554

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony McRaven & Susan G. Shakibi, Husband and Wife	First Bank	18000005600
(NAME)	(NAME)	
6707 Holt Rd.	318 Seaboard Ln, Ste 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, I, Terry Holleman and Christy Dawn Holleman, Husband and Wife, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony McRaven and Susan G. Shakibi, 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:

A certain tract or parcel of land located in the Sixth Civil District of Davidson County, Tennessee, being described as follows to wit:

A tract containing 3.51 acres according to a survey made by Dye & Underwood in July 1971 described as follows: fronting on the south side of Holt Road and being a part of the westerly one-half of that body of land which was conveyed to Dorris H. Gillespie and wife, Dorothy Gillespie, (said western one-half being hereinafter referred to as the Dorothy Gillespie land) by three deeds of record in the Register's Office for said county, namely: deed from John Holt and wife, Rosa P. Holt, in Book 1077, Page 244; deed from Rosa P. Holt in Book 1153, Page 128; deed from Tom Holt in Book 1165, Page 9; the said Dorris H. Gillespie having died on April 6, 1968, and his widow, Dorothy Gillespie, having conveyed the easterly one-half of said body of land to her son, John Hall Gillespie, by deed in Book 4488, Page 73, Register's Office. Said Tract herein conveyed is more particularly described as follows; commencing at an iron pin in the south margin of Holt Road at the northeast corner of a tract of land conveyed from Dorothy Gillespie to Hugh H. Caldwell and wife Nancy G. Caldwell, of record in Book 4537, Page 293, Register's Office for Davidson County, Tennessee; thence along the south margin of Holt Road in a curve bearing to the right and having a radius of 2,427.16 feet for a distance of 166.38 feet; thence continuing along the south margin of Holt Road south 86 degrees 24' east 18.5 feet to an iron pin; thence south 1 degrees 34' east 854 feet to an iron pin in an interior corner of the Dorothy Gillespie land; thence north 81 degrees 37' west 180 feet to an iron pin in the south/corner of the said Caldwell tract above referred to; thence along the east boundary line of the said Caldwell tract north 2 degrees 4' west 847 feet to the point of beginning.

Being the same property conveyed to Terry Holleman and Wife, Debbie Holleman from Nancy G. Caldwell, a widow by Warranty Deed dated January 16, 2004 of record as Instrument Number 20040120-0007577, Regsiter's Office for Davidson County, Tennessee. The said Debbie Holleman, having since died on January 6, 2010. The said Terry Holleman having since remarried to Christy Dawn Holleman.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 6707 Holt Road, Nashville, TN 37211

(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 my hand this 20th day of April, 2016.

Terry Holleman

Christy Dawn Holleman

Christy Dawn Holleman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of April, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terry Holleman** and Christy Dawn Holleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Sandy Balent
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY