WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160033425 DEEDWARR
Recvd: 04/22/16 15:31 2 pgs
Fees:13.00 Taxes:1102.60
20160422-0039544

O-BR-16-1420-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:	MAP / PARCEL NUMBER (S)
Will M. Holland and Amanda Valentine James Valentine	**Renasant Bank**	
(NAME)	(NAME)	
1420 Gartland Avenue	**2001 Park Place North Suite 650**	**083-09-0-343.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Birmingham, AL 35203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WAYNE E. MORRIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILL M. HOLLAND AND AMANDA VALENTINE, HUSBAND AND WIFE, AND JAMES VALENTINE, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 78 on the Plan of Subdivision of the A.V.S. Lindsley 29 Acre Tract of record in Plat Book 57, Page 66, 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 Wayne E. Morris by Quitclaim deed from Wayne E. Morris, Stephen S. Morris and Peggy M. Campbell, Successor Co-Trustees of the Family Trust under Item V of the Morris Family Revocable Living Trust Agreement dated 03/29/95 of record in Instrument No. 20160113-0003398 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on January 13, 2016.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee.
- Rights of tenants, as tenants only, under recorded or unrecorded leases.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1420 Gartland Avenue , Nashville, Tennessee 37206**.

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 21st DAY OF APRIL, 2016.

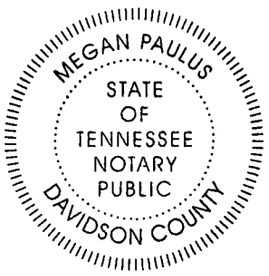
Wayne E. Morris by Loy Carney, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WAYNE E. MORRIS, and who acknowledged he/she/they executed the same as the free act and deed of the said WAYNE E. MORRIS.

Witness my hand and official seal, this the 21st of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212