BILL GARRETT, Davidson County
Trans:T20160035169 DEEDWARR
Recvd: 04/28/16 14:35 2 pgs
Fees:13.00 Taxes:858.77
20160428-0041645

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $232,100.00.

Affiant

Subscribed and sworn before me this the 27th day of April, 2016.

Notary Public
My commission expires: 9-10-2018

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Patricia Holland 1005 Broadmoor Drive Nashville, TN 37216-1705	PATRICIA HOLLAND 1005 BROADMOOR DR NASHVILLE, TN, 37216	061-07-0-058.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HEATHER H. DURAI AND CHRIS DURAI, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PATRICIA HOLLAND AND JAMES HOLLAND, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, Block H on the Plan of Broadmoor Section 2 of record in Plat Book 547, Page 174, 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 Heather H. Durai and Chris Durai, wife and husband by Warranty deed from Taylor A. Loyal and Tabitha Loyal fka Tabitha M. Griffith, husband and wife of record in Instrument No. 20111027-0083838 Register's Office for Davidson County, Tennessee, dated October 21, 2011 and recorded on October 27, 2011. (Value of consideration shown in aforementioned deed $122,500.00.)

Being also known as 1005 Broadmoor Drive Nashville, TN 372161705.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1005 Broadmoor Drive, Nashville, TN 37216-1705.

The said Heather H. Durai being also known as Heather Durai one and the same.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

HHD HHD

Witness my hand this the 27th day of April, 2016.

Heather H. Durai
Heather H. Durai

Chris Durai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heather H. Durai and Chris Durai, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2016.

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires:

1/15/17