WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160075803 DEEDWARR
Recvd: 08/30/16 14:09 2 pgs
Fees:13.00 Taxes:647.50
20160830-0090890

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

WENDY L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Lawson	Larry Lawson	061-15 347.00
(NAME)	(NAME)	
205 Old Williamsburg Court	205 Old Williamsburg Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **Israel Holliday,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Lawson,** 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:

Land in Davidson County, Tennessee, being the northerly or rear 50 feet of Lots 292 and 293, on the Plan of Inglewood Place (erroneously referenced as Englewood Place in prior Deed) of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said northerly part of Lots numbers 292 and 293 fronts 50 feet on the westerly side of Katherine Street and runs back between parallel lines 200 feet to the east line of Lot No. 294.

Being a portion of the same property conveyed to Mishra Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Radhakanta Mishra and wife, Gita Mishra (Radhakanta Mishra being one and the same person as R. K. Mishra), individually, and d/b/a R &V Enterprises, dated June 19, 1997, of record in Book 10502, page 155, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Ultra Home Solutions, LLC, a Tennessee limited liability company, by Warranty Deed from Mishra Investments, LLC, dated April 29, 2016, of record in Instrument No. 20160503-0043366, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Israel Holliday, by Warranty Deed from Ultra Home Solutions, LLC, a Tennessee limited liability company, dated April 29, 2016, of record in Instrument No. 20160503-0043367, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 332, page 101, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3803 Katherine Street, Nashville, TN 37216

(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 this 24th day of August, 2016.

Israel Holliday

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Israel Holliday, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 24th day of August, 2016.

Notary Public
My Commission Expires: 6/4/17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

File No.: 23760