WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,951.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica R. Scott	Victorian Finance, LLC	175060A13000CO
(NAME)	(NAME)	
1308 Rainglen Cove	1125 Ocean Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Steve N. Holland and Tiffany Holland,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jessica R. Scott** 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:

BEING all of Lot No. 86 (Eighty Six) on the plan of Final Plat, Phase I, Section II, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20061031-0135248, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Steve N. Holland by Warranty Deed from Ole South Properties, Inc., of record in Instrument No. 20080417-0039192, Register's office for Davidson County, Tennessee.

Tiffany Holland, spouse of said Steve N. Holland joins in this conveyance to relinquish any and all rights she may have to the property, especially marital rights.

unimproved ☐

This is improved ☑ property, known as 1308 Rainglen Cove, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20160076100 DEEDWARR
Recvd: 08/31/16 10:15 2 pgs
Fees:13.00 Taxes:610.32
20160831-0091252

Witness my/our hands this 29th day of August, 2016.

Steve N. Holland

Tiffany Holland

State of Tennessee
County of Williamson

Personally appeared before me Steve N. Holland and Tiffany Holland, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of August, 2016.

Notary Public
My Commission Expires: 1-24-17

Kasey Kelchner
State of Tennessee
Notary Public
Rutherford County

File No.: 11178