THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057630**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $362,500.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2016. Notary Public My Commission Expires: 1-10-2018

BILL GARRETT, Davidson County
Trans:T20160076669 DEEDWARR
Recvd: 09/01/16 10:30 2 pgs
Fees:13.00 Taxes:1341.25
20160901-0091944

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY BENJAMIN SEAMON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey L. Livingston 6610 Fleetwod Dr. Nashville, TN 37209-4215	New Owner 6610 FLEETWOOD DR NASHVILLE, TN, 37209	Tax Parcel ID No. 102-12-0-006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **H. Newcombe Hollis, IV and Laura Anne Hollis, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey L. Livingston**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 65, SECTION 10, HORTON HEIGHTS, as shown on plat of record in Plat Book 2133, Page 32, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to H. Newcombe Hollis, IV and Laura Anne Hollis, husband and wife by Warranty Deed from Bobby L. Bratcher and wife, Darryl D. Brather, recorded on the 29th day of August, 2000 at Instrument No. 200008290085454, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 10, HORTON HEIGHTS, as recorded in Plat Book 2133, Page(s) 32.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2135, Page 118.

This is improved property located at 6610 Fleetwod Dr. Nashville, TN 37209-4215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2016.

H. Newcombe Hollis

Laura Anne Hollis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, H. Newcombe Hollis and Laura Anne Hollis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2016.

Notary Publi
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018