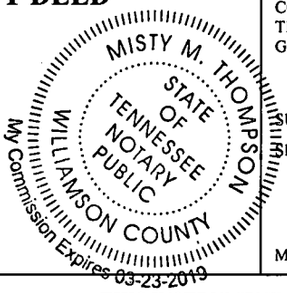
BILL GARRETT, Davidson County
Trans:T20160081590 DEEDWARR
Recvd: 09/19/16 08:22 2 pgs
Fees:13.00 Taxes:4255.00
20160919-0097864

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,450,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2412B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Casey Chollet Lipscomb and Ryan Cullen Lipscomb		14504002000
1021 Tyne Boulevard		
Nashville, TN 37220-1026		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL F. HOLLING AND WIFE, CHRISTINA E. HOLLING

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CASEY CHOLLET LIPSCOMB AND RYAN CULLEN LIPSCOMB

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 2 on the Map of the First Addition to Lealand Manor, described according to a survey made by Lewis D. Justice, Surveyor, December 12, 1945, as follows:

Beginning on the southerly margin of Tyne Boulevard at the common corner of Lot Nos. 1 and 2; thence with the line between said lots southwardly 440 feet to the southwest corner of Lot No. 2; thence with the south line of said Lot No. 2 eastwardly 200 feet to the common corner of Lot Nos. 2 and 3; thence with the line between said lots northwardly 448 feet to the southerly margin of Tyne Boulevard; thence with the southerly margin of said Boulevard westwardly 200 feet to the point of beginning.

Being the same property conveyed to Michael F. Holling and wife, Christina E. Holling by Warranty Deed from Gail Smith Bradford, as Conservator/Receiver for William H. Coltharp, and Nicole Coltharp, of record in Instrument No. 20130426-0041636, Register's Office for Davidson County, Tennessee, dated April 22, 2013 and recorded on April 26, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6421, Page 894, in the Register's Office for Davidson County, Tennessee.

This is property known as 1021 Tyne Boulevard, Nashville, TN 37220-1026

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 8th day of September, 2016.

Michael F. Holling

Christina E. Holling

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL F. HOLLING AND CHRISTINA E. HOLLING, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of September, 2016.

Notary Public

My Commission Expires: 10/2/17

File #: 16-2412B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County