Davidson County DEEDWARR
Recvd: 12/16/16 10:40 3 pgs
Fees:18.00 Taxes:899.10
20161216-0132039

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16119826

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $243,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2016.

Carrie Ann Porter
Notary Public
My Commission Expires: 9-22-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John M. Zagami 208 Hillsboro Place Nashville TN 37215	New Owner	Tax Parcel ID No. 117-03-0D-208.00 CO

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, **Scott R. Holloway, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan M. Zagami, an unmarried man** ("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 Unit No. 208, on the Horizontal Property Regime for Hillsboro Station Condominiums, as recorded in the Master Deed of record in Book 6740, page 37 and as shown on plat of record in Book 6250, pages 751, 752 and 753, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to SCOTT R. HOLLOWAY, by deed from GREGORY A. ELROD, of record in Instrument No. 20070806-0093584, dated August 1, 2007, said Register's Office.

Brandi L. Holloway joins in this instrument for the purpose of conveying any and all interest in said property marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 117-03-0D-208.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6250, pages 751-753, said Register's Office.

Master Deed of record in Book 6740, page 37, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 8140, page 689, said Register's Office.

Easement for sanitary sewer of record in Book 3531, pages 572, 576 and 592, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3965, page 909 and Book 4158, page 34, said Register's Office.

Storm Water Detention Agreement of record in Book 6629, page 452, said Register's Office.

Right of way contract of record in Book 1877, page 581, said Register's Office. Easements as set out in deed of record in Book 4633, page 468, said Register's Office.

Overhead Line Easement of record in Book 6595, page 58, said Register's Office.

This is improved property located at 208 Hillsboro Place Nashville TN 37215

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 14th day of December, 2016.

Scott R. Holloway

Brandi L. Holloway

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott R. Holloway and Brandi L. Holloway, 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 14th day of December, 2016.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

