# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170000400 DEEDWARR
Recvd: 01/03/17 14:35 2 pgs
Fees:13.00 Taxes:488.40
20170103-0000458

G-VRES-16-814-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kenneth Holroyd and Kendra Holroyd** | Same | |
| (NAME) | (NAME) | **161-5-A-32.00CO** |
| **5130 Murray Lane** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **YASAMAN KIANI PHILLIPS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH HOLROYD AND KENDRA HOLROYD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B-14, Ashlawn Place Condominiums, as established under Master Deed of record in Book 6607, Page 596, amended in Book 7168, Page 550, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Yasaman Kiani, an unmarried person, by Warranty Deed from Joshua Wood, married, recorded July 2, 2010 in Instrument No. 20100702-0052018, Register's Office for Davidson County, Tennessee.

Yasaman Kiani having since married and is now known as Yasaman Kiani Phillips. The above referenced property has never been the principal marital residence of Yasaman Kiani Phillips and spouse Travis Phillips.

This conveyance is subject to:
- Charter of Ashlawn Place Homeowner's Association of record in Book 6607, Page 182 and Book 6769, Page 527, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 4786, Page 520, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage and Water Mains of record in Book 6416, Page 871, Register's Office for Davidson County, Tennessee.

- Subject to county taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **814 Ashlawn Place, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF DECEMBER, 2016.

Yasaman Kiani Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YASAMAN KIANI PHILLIPS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212