WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170003144 DEEDWARR
Recvd: 01/12/17 10:00 2 pgs
Fees:13.00 Taxes:601.25
20170112-0003541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

P-AVE-16-717-T

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)
Jacquelyn Holligan	**F&M Bank**	
(NAME)	(NAME)	**142-09-0A-046.00-CO**
717 Albar Drive	**50 Franklin Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Clarksville, TN 37040**	
(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, **DONNA D. GRIFFITH, MARRIED, AND SARA P. HAMILTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACQUELYN HOLLIGAN, A SINGLE WOMAN** 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 a certain condominium apartment and being a part of the Plan of Doral Country Villa Condominiums, Section 2, as of record in Plat Book 4860, page 122, Register' s Office for Davidson County, Tennessee and described as follows:

Being Unit No, 52-1A on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section I, as of record in Book 5011, page 395, as amended in Book 5015, page 251, and as made applicable to Section 2, in Book 5048, page 715, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Donna D. Griffith and Sara P. Hamilton by Quitclaim deed from Fredonia P. Davis, a single woman of record in Instrument No. 20110506-0035101 Register's Office for Davidson County, Tennessee, dated May 04, 2011 and recorded on May 06, 2011.

Grantors' spouses do not join in the execution of this Deed due to the property never having been either of their primary marital residences.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4860, Page 122;
- Covenants, Conditions and Restrictions of record in Book 5011, Page 395, as amended in Book 5015, Page 251 and Book 5048, Page 715, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **717 Albar Drive , Nashville, Tennessee 37221**.

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 23rd DAY OF DECEMBER, 2016.

Donna D. Griffith

Sara P Hamilton

Sara P. Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA D. GRIFFITH AND SARA P. HAMILTON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December, 2016.

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



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