This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO and
ADDRESS NEW OWNER:
Michael P. Fay and Breanna R. Dumke
811 Horner Ave.
Nashville, TN 37204

MORTGAGEE:
Security Federal Savings Bank
306 West Main St
Mc Minnville, Tennessee 37111

Davidson County DEEDWARR
Recvd: 02/01/17 15:25 2 pgs
Fees:13.00 Taxes:518.00
20170201-0010959

MAP & Parcel: 10503026300

WARRANTY DEED

THIS IS RELINQUISHED PROPERTY AS PART OF A 1031 EXCHANGE

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William D. Hollis and wife, Doris Hollis** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Michael P. Fay and Breanna R. Dumke, each owning a 1/2 undivided interest as tenants in common,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land lying in Davidson County, State of Tennessee, being described as follows to-wit:
Being part of Lot No. 27 on the Plan of John Nelson's Addition to Nashville, Tennessee as of record in Book No. 2 page 182, in the Register's Office of Davidson County, Tennessee being more fully described as follows:
Beginning on the Westerly margin of Second Ave. South Nashville Tennessee , formerly Market Street, at a point 61 and three quarter feet Northwardly from the South East corner of said Lot No. 27 thence with the Westerly margin of said Avenue Northwardly thirty three and one half feet then at right angles Westwardly 127 1/2 feet more or less, to the Easternly margin of an alley, thence with said alley Southwardly 33 1/2 feet to a point in said alley 61 3/4 feet Northwardly from the Southernly corner of said Lot No. 27, thence at right angles Eastwardly 127 1/2 feet more or less, to the beginning all of which is in Davidson County, Tennessee.

Being the same property conveyed to William D. Hollis and wife, Doris Hollis, of record in Book 10313, page 126, on January 7, 1997, in the Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 2, page 182, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 2, page 182, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 1243 Second Avenue South, Nashville, Tennessee 37210.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located

thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantors and accepted by Grantees in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", their heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 31st day of January, 2017.

William D. Hollis

Doris Hollis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William D. Hollis and wife, Doris Hollis**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of January, 2017.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of January, 2017.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Caitlin Smith

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1 day of February, 2017, personally appeared before me, a notary public for this county and state, Caitlin Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019