29386-5 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170024938 DEEDWARR
Recvd: 03/24/17 09:12 2 pgs
Fees:13.00 Taxes:1590.26
20170324-0028798

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$429,800.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of March, 2017.

Notary Public

My commission expires: 9/7/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jason Holleman	**F&M Bank**	**091-16-0-177-00**
4210 Park Avenue	**50 Franklin Street**	
Nashville, TN 37209	**Clarksville, TN 37040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Margaret Martin Holleman, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Holleman, a single man

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:

LAND in Davidson County, Tennessee, being Lot No. 8 of Block 1, on the Map of Charlotte Park Company's First Addition to West Nashville, of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Jason D. Holleman and Margaret M. Holleman, husband and wife, by Deed from James S. Bogle, Administrator of the Estate of Theresa Adelaid Pardue a/k/a T. A. Pardue, deceased for $180,000.00 consideration on January 18, 2008, of record in Instrument No. 20080122-0006540, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 14D-84, Fourth Circuit Court for said county. The said property was further conveyed to Margaret Martin Holleman by Quitclaim Deed dated June 20, 2014 from Jason D. Holleman for $0.00 consideration, of record in Instrument No. 20140729-0067103, said Register's Office.

Margaret M. Holleman being one and the same person as Margaret Martin Holleman.

THE conveyance subject to the following:

(1) The Plan of record as shown in Plat Book 57, Page 103, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Taxes for current year which have been prorated and assumed by the Grantee(s) herein and subsequent years not yet due and payable

This is improved property, known as **4210 Park Avenue, Nashville, TN 37209**

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 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 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/our hand(s) this **23rd** day of **March, 2017.**

Margaret Martin Holleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Margaret Martin Holleman,** the within named seller, 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 at Nashville, Tennessee, this **23rd** day of **March, 2017.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____