# WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO
200 MADISON STREET
MADISON, TN 37115

STEVEN PAUL DI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20170057145 DEEDWARR
Recvd: 07/05/17 11:23 2 pgs
Fees:13.00 Taxes:832.50

20170705-0067347

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James B. Foreman | USAA Federal Savings Bank | 05800004801 |
| (NAME) | (NAME) | |
| 4315 Cato Rd. | 10750 McDermott Freeway | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | San Antonio, TX 78288 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billy Eugene Hollis; Ernest Ray Hollis; James Erskine Hollis, Mary Sue Hollis Hunter, fka Mary Sue Hollis Lanham; Chargles Virgil Hollis; Thomas Coleman Hollis, Jr. and Sheila Hollis Kessler fka Sheila Hollis Stephenson, all as Devisees under the Last Will and Testament of Susie G. Hollis aka Susie Grice Hollis, deceased, and as the heirs-at-law of the said Susie G. Hollis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES B. FOREMAN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District of Davidson County, Tennessee, being marked Tract 2-A On the survey of the L. C. Claxton, and described according to a survey made by Ernest Medlin, Surveyor, dated March 21, 1964 as follows:

Beginning at a point in the center line of Cato Road, the northeast corner of the tract that was conveyed to Jimmie B. Crowder and wife, by deed of record in Book 3702, page 399, Register's Office; thence along Crowder's north line, west 1575 feet to a point; then north 1 degree 15' east 115 feet to the common corner of Tracts 2A and 2B on said Claxton Survey; thence with the line between said Tracts, north 89 degrees 24' east 1545 feet to the center line of Cato Road; thence with the center line of the same, south 20 degree 30' east 138 feet to the point of beginning, containing 4.66 acres more or less.

Being the same property conveyed to Thomas V. Hollis and wife, Susie G. Hollis by Warranty Deed dated June 5, 1964 from Leland C. Claxton and wife, Bonnie C. Claxton of record in Book 3726, Page 493, RODC, Tenn. The said Thomas V. Hollis (aka Thomas Virgil Hollis) having since died on April 4, 2010 leaving Susie G. Hollis as the surviving tenant by the entirety. The said Susie G. Hollis (aka Susie Grice Hollis) as spouse of Thomas V. Hollis executed a Quitclaim Deed to convey her interest in and to subject property to herself, which QC Deed is dated October 11, 2010 and recorded as Instrument No. 20101012—0081759 in the Register's Office for Davidson County, Tennessee. The said Susie G. Hollis aka Susie Grice Hollis having since died testate on September 20, 2016 and by her Last Will and Testament, Case No. 16P-1667 in the Circuit Court for Davidson County, Tennessee (Probate Division), her estate was devised as follows: Ernest Ray Hollis, 1/6 undivided interest, Billy Eugene Hollis, 1/6 undivided interest, James Erskine Hollis, 1/6 undivided interest, Charles Virgil Hollis, 1/6 undivided interest, Mary Sue Hollis Lanham, 1/6 undivided interest, Thomas Coleman Hollis, Jr., 1/12 undivided interest, and Sheila Hollis Stephenson, 1/12 undivided interest.

THIS CONVEYANCE IS MADE SUBJECT TO PROPETY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS, STORM DRAINAGE, WATER MAINS AND APPURTENANCES OF RECORD IN BOOK 6255, PAGE 699, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBJECT TO THE RIGHT-OF-WAY OF CATO ROAD AND SUBJECT TO EASEMENTS, IF ANY, VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 4315 Cato Rd., Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 27th day of June, 2017.

Billy Eugene Hollis

Ernest Ray Hollis

James Erskine Hollis

Charles Virgil Hollis

Mary Sue Hollis Hunter
fka Mary Sue Hollis Lanham

Thomas Coleman Hollis, Jr.

Sheila Hollis Kessler
fka Sheila Hollis Stephenson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of June, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ernest Ray Hollis, Billy Eugene Hollis, James Erskine Hollis, Mary Sue Hollis Hunter fka Mary Hollis Lanham, Charles Virgil Hollis, Thomas Coleman Hollis Jr., and Sheila Hollis Kessler fka Sheila Hollis Stephenson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115