BILL GARRETT, Davidson County
Trans:T20170071534 DEEDWARR
Recvd: 08/17/17 12:30 2 pgs
Fees:13.00 Taxes:1036.00
20170817-0084617

WARRANTY DEED

JILL CONNORS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-7-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Professional Holdings, Inc.	SAME	093-02-3C-005.00
(NAME)	(NAME)	
208 Third Avenue N., Suite 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Newton S. Holiday, III, as owner and holder of a 1/2 undivided interest as tenant in common, Sara Cain and William M. Alexander Cain, the heirs at law of Leroy Cain, Jr., owners and holders of the remaining 1/2 undivided interest as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Professional Holdings, Inc.**, 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 Unit No. 500, as described on the Master Deed of 208 Third Avenue North Condominiums, of record in Book 10166, Page 684, Register's Office for Davidson County, Tennessee, to which plan reference is hereby attached for a more complete and legal description.

BEING the same property conveyed to Cain & Holiday, LLP, A Tennessee Limited Liability Partnership by Quitclaim Deed from Petway, Blackshear & Cain, A Tennessee General Partnership, of record as Instrument No. 20040910-0109777, Register's Office for Davidson County, Tennessee. Cain & Holiday, LLP was administratively dissolved by the Secretary of State for the State of Tennessee vesting title in Leroy Cain, Jr. and Newton S. Holiday, III, the LLP having been previously terminated. The said Leroy Cain, Jr. having since died, survived by his wife, Sara Cain and son, William M. Alexander Cain, his sole surviving heirs at law. Affidavit of Heirship of record in Instrument No. 20170810-0082167, said Register's Office. The only general or limited partners that Cain & Holiday, LLC ever had at anytime, were Leroy Cain, Jr. and Newton S. Holiday, III.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 208 Third Avenue North, Suite 500, Nashville, TN 37201
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 16th day of August, 2017.

Newton S. Holiday III

Sara Cain

William M. Alexander Cain by Sara Cain
His Attorney in Fact

Sara Cain
Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me Newton S. Holiday, III with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2017.

Notary Public JILL CONNORS
My Commission Expires: 9-7-2020

JILL CONNORS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

State of Tennessee
County of Davidson

Personally appeared before me Sara Cain, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal this 16th day of August, 2017.

Notary Public

My Commission Expires: 9-7-2020

JILL CONNORS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sara Cain, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Attorney in Fact for the within named William M. Alexander Cain, and being authorized to act on behalf of said person she executed the foregoing instrument as his free act and for the purposes therein contained.

WITNESS my hand and official seal this 16th day of August, 2017.

Notary Public

My Commission Expires: 9-7-2020

JILL CONNORS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020