Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $639,000.00. Affiant Subscribed and sworn to before me, this the 18th day of August, 2017. Notary Public My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170072931 DEEDWARR
Recvd: 08/23/17 08:28 2 pgs
Fees:13.00 Taxes:2364.30
20170823-0086335

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katherine Prevost	New Owner	
3505 Rainbow Place		118-14-0-056.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DONALD SCOTT HOLLEY AND ELIZABETH F. HOLLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE PREVOST, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Southerly 65 feet of Lot 78 and the Northerly 10 feet of Lot 80 on the Plan of Woodmont Boulevard Section of Marengo Park of record in Plat Book 1130, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lots 78 and 80 front together 75 feet on the Westerly margin of Rainbow Place and extend back 180.65 feet on the Northerly line and 185.67 feet on the Southerly line to a line on the rear on which it measures 75 feet.

Being the same property conveyed to Donald Scott Holley by Warranty deed from Sean P. Ryan and wife, Elizabeth T. Ryan of record in Instrument No. 20011001-0105611 Register's Office for Davidson County, Tennessee, dated September 27, 2001 and recorded on October 01, 2001.

Being the same property conveyed to Donald Scott Holley and Elizabeth F. Holley, husband and wife by Quitclaim deed from Donald Scott Holley, a married man of record in Instrument No. 20110215-0012977 Register's Office for Davidson County, Tennessee, dated February 4, 2011 and recorded on February 15, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3505 Rainbow Place, Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2017.

Donald Scott Holley

Elizabeth F. Holley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donald Scott Holley and Elizabeth F. Holley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2017.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021