BILL GARRETT, Davidson County
Trans:T20170074667 DEEDWARR
Recvd: 08/28/17 10:10 2 pgs
Fees:13.00 Taxes:861.73

20170828-0087929

WARRANTY DEED

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsay Beck Hamilton	Churchill Mortgage Corp	144-08-0-C-034.00 CO
(NAME)	(NAME)	
7277 Charlotte Pike, Unit 200	761 Old Hickory Blvd. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 27209	Brentwood, TN 37027	
(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, **Holly A. Tapp n/k/a Holly A.T. Hollis and Kelly R. Hollis, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsay Beck Hamilton, unmarried,** 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 in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 31, West Park, Phase 2, as shown on Exhibit "B" of the First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowners Association, Inc., of record in Instrument No. 20041221-0151636, amending Instrument No. 20040304-0024541, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Holly A. Tapp, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated July 14, 2005, of record in Instrument No. 20050719-0083883, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20040304-0024541, Instrument No. 20041221-0151636, Instrument No. 20050222-0018812, Instrument No. 20040624-0075136, Instrument No. 20040624-0075135 and Instrument No. 20041120-0136248; Restrictions of record in Instrument No. 20040304-0024541, Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378; Easement for electric power lines of record in Book 6301, page 684; Stormwater Detention Agreement of record in Instrument No. 20030530-0073233; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7277 Charlotte Pike, Unit 200, Nashville, TN 27209
(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 25th day of August, 2017.

Holly A. Tapp n/k/a Holly A.T. Hollis

Kelly R. Hollis

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Holly A. Tapp and Kelly R. Hollis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 25th day of August, 2017.

Notary Public
My Commission Expires: _____

File No.: 26024

