Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 2543 DEEDWARR
09/20/2017 10:06:21 AM 2 pgs
Fees: $13.00 Taxes: $651.20

20170920-0096275

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,100.00

Affiant

Subscribed and sworn to before me, this 18th day of September, 2017

Notary Public
My commission expires: 7-6-2020

BRIAN HURST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel J. Palkovic 5302 Edmondson Pike Nashville, TN 37211	Ark-La-Tex Financial Services 5160 Tennyson Pkwy, Suite 1000 Plano, TX 75024	161-01-0A-077.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Taryn Holland, n/k/a Taryn Holman and Steven Holman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Daniel J. Palkovic,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit No. 5302, on the Plan of Danbury, Shown as Exhibit C to Master Deed of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in said Master Deed.

Being the same property conveyed to Taryn Holland, single woman, by Warranty Deed from Jerilyn Shea Rost and husband, Craig Allen Rost, dated July 10, 2014 of record as Instrument No. 20170714-0061732, Register's Office for Davidson County, Tennessee.

Taryn Holland is now married to Steven Holman.

Being the same property conveyed to Jerilyn Shea Evans n/k/a Jerilyn Shea Rost by Warranty Deed from James R. Grover, unmarried, dated January 31, 2006 of record as Instrument No. 20060202-0013153, Register's Office for Davidson County, Tennessee.

Being also known as 5302 Edmondson Pike, Nashville, Tennessee 37211.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 5302 Edmondson Pike, Nashville, TN 37211

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 18th day of September, 2017.

Taryn Holman by Trey Cain attorney in fact

Steven Holman by Trey Cain attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On September 18, 2017, before me personally appeared, Trey Cain, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Taryn Holman and Steven Holman, and who acknowledged that he executed the same as the free act and deed of Taryn Holman and Steven Holman

Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of September, 2017.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2017085444