(1)



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $224,000.00.

AFFIANT

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

Alexis M. Cantrell
NOTARY PUBLIC

My commission expires: 09/22/21

Bill Garrett Davidson County
Batch# 22112 **DEEDWARR**
11/03/2017 02:34:28 PM 2 pgs
Fees: $13.00 Taxes: $828.80

20171103-0113262

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kimberly Susan Bradshaw and Carol Anne Rich	Guaranty Trust Co.	07508004300
(NAME)	(NAME)	
629 Albany Drive	3500 Parkway Ln. Suite 415	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Norcross, GA 30092	

Warranty Deed

For and in Consideration of the sum of $224,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **David A. Hollinger and Rebecca Hollinger,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kimberly Susan Bradshaw, an unmarried person and Carol Anne Rich, an unmarried person, as tenants in common with the right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated, in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Tulip 07508004300Grove, Section 4, as of record in Book 4175, Page 12, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David A. Hollinger by Quitclaim deed from Ann S. Hollinger dated and recorded as Instrument No. 20080521-0052159, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 629 Albany Drive, Hermitage, TN 37076.

Rebecca Hollinger wife of David A. Hollinger, joins in the execution of this instrument for the sole purpose of relinquishing any and all of her rights, title, and interest, marital or otherwise, in and unto said property.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of October, 2017.

David A. Hollinger

Rebecca Hollinger

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David A. Hollinger and Rebecca Hollinger, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122