THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177113

Bill Garrett Davidson County
Batch# 32312 DEEDWARR
12/01/2017 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20171201-0122804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

CHRISTOPHER M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 30th day of November, 2017

Notary Public
My Commission Expires: March 18, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary E. Pollera 5170 Hickory Hollow Pkwy., #823 Antioch, TN 37013	Wells Fargo Bank, NA 101 North Phillips Ave. Sioux Falls, SD 57104	163-05-0A-030.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bessie Holley (formerly Bessie L. Vaughn), a married woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mary E. Pollera , 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:

Land in Davidson County, Tennessee, being Lot 30 on the Plan of Hickory Hollow Townhomes (Mill Park) Phase I, of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bessie L. Vaughn, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation, Successor by Merger to NVR Homes, Inc. a Virginia Corporation t/a Ryan Homes, a Virginia Corporation, recorded on the 11th day of May, 1999 in Deed Book 11473, Page 596, in the Register's Office of Davidson County, Tennessee.

Bessie L. Vaughn, also known as Bessie L. Vaughn-Francis, is now known as Bessie Holley.

Solomon Holley, III, joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject proeprty, by virtue of his marriage to Grantor.

This is ☒ Improved OR ☐ Unimproved property located at: 5170 Hickory Hollow Pkwy., #823, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of Nov., 2017.

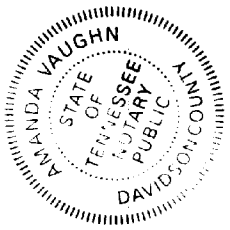
Bessie L Holley
Bessie Holley

Solomon Holley, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Bessie Holley and Solomon Holley, III**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of Nov., 2017.



Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

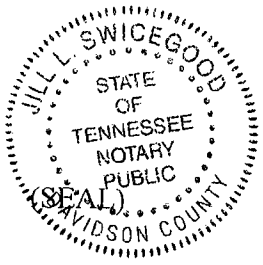
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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