This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 39011 DEEDWARR
12/18/2017 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20171218-0128933

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 130,000.00

Affiant Signature

Subscribed and sworn to before me on this the 6th day of December, 2017

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Bobby L. Holliman, Sr.
Cindy Holliman
318 Queen Ave.
Nashville, TN 37207-4552
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 07108001600

WARRANTY DEED

17NT00676

Effective the 6th day of December, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ALBERT L. HOLLIMAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BOBBY L. HOLLIMAN, SR. AND CINDY HOLLIMAN, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:
Beginning at an iron pin in the South margin of the Queen Avenue at the common corner of Lots No. 116 and 117 of said J.B. Hanie's Oriental Plan; thence with the common line of said Lots, S 02° 45' W, 140.00 feet to an iron pin in the North margin of a 10 foot alley; thence with said margin, N 83° 15' W, 50.00 feet to an iron pin; thence N 02° 45' E, 140.00 feet to an iron pin in the South margin of Queen Avenue; thence with said margin, S 83° 15' E, 50.00 feet to the point of beginning.

Being the same property conveyed to Albert L. Holliman from Albert L. Holliman and Mary L. Holliman upon the death of Mary L. Holliman 7-6-2017.

Being the same property conveyed to Albert L. Holliman and wife, Mary L. Holliman, by Warranty Deed from Margie Holliman, a widow, dated 07/14/1989 and recorded 09/06/1989 in Book 7932, page 538, Register's Office for Davidson County, TN.

This is an improved property commonly known as 318 Queens Ave., Nashville, TN 37207.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 6th day of December, 2017

Albert L Holliman

Albert L. Holliman

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Albert L. Holliman, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 6th day of December, 2017

Notary Public

My commission expires: 3.10.19

Certificate of Authenticity

I, Edward A. Cooper, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY