WARRANTY DEED

Bill Garrett Davidson County
Batch# 41100 DEEDWARR
12/27/2017 09:51:15 AM 2 pgs
Fees: $13.00 Taxes: $437.20
20171227-0130975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,161.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER 2017.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Waterson		
(NAME)	(NAME)	
659 Olive Branch Rd	**Same as Owner**	**137-13-A-78.00**
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(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, I, **HUGH L. HOLLON, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL WATERSON** 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 No. 78 on the Final Plat Section Two, Peninsula Point of record in Plat Book 8250, page 733, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hugh L. Hollon, unmarried, by Warranty Deed, from Douglas V. Ruos, unmarried, executed December 12, 2005, and recorded December 27, 2005, of record in Instrument Number 20051227-0154111, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3920 WATERFORD WAY, ANTIOCH, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2017 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 8250, page 733, said Register's Office and (c) Restrictions of record in Book 9943, page 908 and Book 10453, page 287, said Register's Office.

This property is sold subject to a short sale agreement and may not be resold for a minimum of 30 days or 90 days if the gross sales price is greater than 120% of this short sale transaction.

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 my hand this 20th day of December 2017.

Hugh L. Hollon

Hugh L. Hollon

ACKNOWLEDGMENT

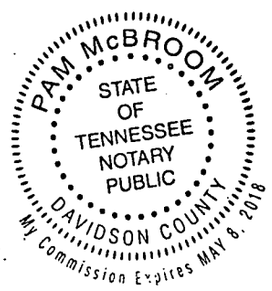
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County Hugh L. Hollon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that Hugh L. Hollon executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of December 2017.

Commission expires:



Pam McBroom

Notary Public