RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179855

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

WARRANTY DEED

Bill Garrett Davidson County
Batch# 43122 **DEEDWARR**
01/02/2018 10:07:48 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20180102-0000174

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Janis Collins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2017.

Robin S. Edwards
NOTARY PUBLIC

My commission expires: 3/24/2019

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Egan and Christina M. Egan 1409 Ramble Hill Circle Nashville, TN 37211	NEW OWNER	172 14 0A 056.00

FOR AND IN CONSIDERATION of the sum of Four Hundred TenThousand and 00/100 Dollars ($410,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CURT HOLLAND AND MARY EILEEN HOLLAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **PAUL E. EGAN AND CHRISTINA M. EGAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 3, Section 2, Wexford Downs, as shown on plat of record in Plat Book 9700, pages 593 and 594, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Eileen Holland, married, by Warranty Deed from Alan R. Priebe, an unmarried man and Irene Fagiano, an unmarried woman, as tenants in common with right of survivorship, dated 8/15/2014, recorded 8/20/2014, of record in Instrument #20140820-0075979, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1409 Ramble Hill Circle, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of December, 2017.

CURT HOLLAND BY VICKI HERTEL, ATTORNEY-IN-FACT

MARY EILEEN HOLLAND, BY VICKI HERTEL, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Vicki Hertel, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Curt Holland and Mary Eileen Holland, and acknowledged that she executed the same as the free act and deed of the said Curt Holland and Mary Eileen Holland,.

WITNESS my hand and seal, this the 19th day of December, 2017.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY