Bill Garrett Davidson County
Batch# 59202 DEEDWARR
02/15/2018 08:36:30 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20180215-0014760

# WARRANTY DEED

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$170,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of Feb, 2018.

Notary Public
My Commission expires: 3-5-18
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Brandon M. Eley | SAME | 071-04-0-212.00 |
| 2515 Flamingo Drive | | |
| Nashville, TN 37207 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Henry Ford Hollis, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brandon M. Eley, unmarried,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 350 on the Plan of Joywood Heights, Section 2-A, as of record in Book 1424, page 20, Register's Office for said County.**

**Said Lot No. 350 fronst 60.1 feet on the southerly side of Flamingo Drive and runs back 141.5 feet on the easterly line and 143.4 feet on the westerly line to a dead line , measuring 67.2 feet thereon.**

**Being the same property conveyed to Henry F. Hollis and wife, Dorothy G. Hollis, by deed from W.E. Haskins and wife, Jane M. Haskins, on May 21, 1963, of record in Book 3569, page 497, Register's Office for Davidson County, Tennessee. The said Dorothy G. Hollis having since died leaving property to Henry F. Hollis by right of survivorship.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 1424, page 20, Register's Office Davidson County, Tennessee.

Easement as set forth in instrument recorded in Book 4154, page 16, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2515 Flamingo Drive, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 9, 2018.

Henry Ford Hollis / Euneese Y. Anderson Attorney in fact

**Henry Ford Hollis**
**by Euneese Y. Anderson, as attorney-in-fact**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Euneese Y. Anderson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Henry Ford Hollis, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Hethe bargainor(s), by the said Henry Ford Hollis, as Attorney-in-Fact.

WITNESS my hand and seal, this 9th day of February, 2018.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone My commission expires: 5-3-2021
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.