WARRANTY DEED

File #2018021539

Bill Garrett Davidson County
Batch# 61551 DEEDWARR
02/22/2018 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20180222-0016927

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Helen Auer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Auer	Same	
(NAME)	(NAME)	
5600 Country Dr. Apt 188		162-09-0,3-101.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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/WE, **Estate of Sammy W. Hollis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Helen Auer, an unmarried person**, 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:

A Certain condominium apartment in Davidson County, Tennessee, described as follows, to- wit:

Townhouse No. 188, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5050, Page 94, said Register's Office, to which plan reference is here made.

Being the same property conveyed to Sammy Wayne Hollis and wife, Patricia C. Hollis by Warranty Deed from Sandra Powell, unmarried, dated 05/09/1978, of record in Book 5285, Page 124, Register's Office of Davidson County, Tennessee. The said Patricia C. Hollis having since died on 02/07/2015 leaving Sammy Wayne Hollis as surviving tenant by the entirety. The said Sammy Wayne having since died testate on 08/04/2017, and by Last Will and Testament of Sammy W. Hollis, said property was devised to The Estate of Sammy W. Hollis, deceased.

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable; any and all matters appearing in plat of record in Book 5050, Page 94, said Register's Office.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as **5600 Country Dr. Apt. 188, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of February, 2018.

Estate of Sammy W. Hollis

BY: Joseph Wayne Hollis

Joseph Wayne Hollis, Executor

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Joseph Wayne Hollis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Sammy W. Hollis, the within named bargainor, and that he as such Executor, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the estate by himself herself as Executor.

Witness my hand and official seal at office, this 21st day of February, 2018.

Commission expires:

5/15/18

Notary Public

Vanessa E. Allen
NOTARY PUBLIC
STATE OF TENNESSEE
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY