Bill Garrett Davidson County
Batch# 80380 DEEDWARR
04/13/2018 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20180413-0034763

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2018. Notary Public MY COMMISSION EXPIRES: OCT 20 2020 (AFFIX SEAL)
File No. RW0003875	

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Oryl and Catherine Oryl		173-00-0-181.00
(NAME) 14714 Old Hickory Blvd	(NAME) NEW OWNER	
(ADDRESS) Antioch, TN, 37013	(ADDRESS)	
(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, **Andy Hollinger and Malaina Hollinger,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Oryl and Catherine Oryl,** _____, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT AN IRON ROD IN THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, SAID POINT BEING THE SOUTHWEST CORNER OF THE CHARLIE ARMSTRONG PROPERTY OF RECORD IN BOOK 10559, PAGE 886, R.O.D.C., TN; THENCE ALONG SAID ROAD, S 76 DEG. 42' MINUTES 01 SECONDS W, A DISTANCE OF 132.32 FEET TO AN IRON ROD; THENCE ALONG SAID ROAD, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09 DEG. 46 MINUTES 40 SECONDS A RADIUS OF 592.13 FEET, A TANGENT OF 50.65 FEET, A LENGTH OF 101.05 FEET, AND HAVING A CHORD WHICH BEARS N 81 DEG. 35 MINUTES 21 SECONDS E, A DISTANCE OF 100.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE ALONG SAID ROAD, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08 DEG. 34 MINUTES 46 SECONDS, A RADIUS OF 592.13 FEET, A TANGENT OF 44.42 FEET, A LENGTH OF 88.67 FEET, AND HAVING A CHORD WHICH BEARS S 89 DEG. 13 MINUTES 56 SECONDS E. A DISTANCE OF 88.58 FEET TO AN IRON ROD; THENCE ALONG SAID ROAD, N 84 DEG. 56 MINUTES 32 SECONDS W, A DISTANCE OF 114.03 FEET TO AN IRON ROD; THENCE ALONG SAID ROAD, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25 DEG. 39 MINUTES 01 SECONDS, A RADIUS OF 894.52 FEET, A TANGENT OF 203.64 FEET, A LENGTH OF 400.46 FEET, AND HAVING A CHORD WHICH BEARSS 72 DEG. 06 MINUTES 58 SECONDS E, A DISTANCE OF 397.13 FEET TO AN IRON ROD; THENCE LEAVING SAID ROAD, N 81 DEG. 10 MINUTES 11 SECONDS E, A DISTANCE OF 442.64 FEET TO AN IRON ROD; THENCE N 84 DEG. 22 MINUTES 05 SECONDS E. A DISTANCE OF 154.29 FEET TO AN IRON ROD; THENCE S 27 DEG. 24 MINUTES 52 SECONDS E, A DISTANCE OF 151.90 FEET TO AN IRON ROD; THENCE S 82 DEG. 11 MINUTES 03 SECONDS W, A DISTANCE OF 115.92 FEET TO AN IRON ROD; THENCE S 27 DEG. 24 MINUTES 52 SECONDS E, A DISTANCE OF 73.98 FEET TO THE POINT OF BEGINNING

BEING THE SAME PROPERTY CONVEYED TO ANDY HOLLINGER AND MALAINA HOLLINGER BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-01, DATED 6/21/2012 AND APPEARING OF RECORD IN INSTRUMENT NO. 20120720-0063833, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 14714 Old Hickory Blvd, Antioch, TN 37013

(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 my hand this 11th day of April, 2018.

Andy Hollinger by Joshua L. Hunter,
as Attorney-in-Fact

Malaina Hollinger by Joshua L. Hunter,
as Attorney-in-Fact

STATE OF Tennessee COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Joshua L. Hunter, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Andy Hollinger and Malaina Hollinger, and who acknowledged that they executed the same as the free act and deed of the said Andy Hollinger and Malaina Hollinger, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 201804130034762 said Register's Office.

Witness my hand and official seal this 11th day of April, 2018.

RWalters
NOTARY

My Commission Expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER