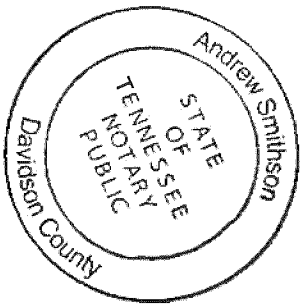
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 3.18.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Blue Horseshoe of TN LLC	Meridian Capital Group LLC	061 05 0A 084.00
(NAME)	(NAME)	
703 Maple Place	5115 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Four Thousand And No/100 Dollars ($104,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Annie Holland, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Blue Horseshoe of TN LLC, a Tennessee limited liability company**, 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 Unit No. 117 Condominium Site Plan of Poplar Glen, A Planned Unit Development, Phase IV, of record in Book 7900, Page 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James Ray Holland, married by Warranty Deed from B & J Home Remakers, LLC dated January 30, 2012 and recorded February 1, 2012 as Instrument No. 20120201-0008972, in said Register's Office for Davidson County, Tennessee. The said James Ray Holland having died intestate on October 19, 2017 leaving the subject property to his 3 heirs Annie Holland, James B Holland and Tracey Holland. The said Tracy Holland having died on July 19, 2005 leaving Robin N. Holland and Tiffany Holland as her heirs. See Affidavit of Heirships recorded simultaneously herewith.

Said property further conveyed to Annie Holland, by Quitclaim Deed from Annie Holland, James B. Holland, Robin N. Holland, and Tiffany Hoilland, and filed of record Instrument No. –201808070077407–, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 703 Maple Place, Nashville, TN 37216

File Number: JAK-182862FC

Bill Garrett Davidson County
Batch# 125098 DEEDWARR
08/07/2018 09:34:30 AM 2 pgs
Fees: $13.00 Taxes: $384.80
20180807-0077408

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, has 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 3rd day of August, 2018

Annie Holland

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Annie Holland, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2018.

Notary Public

My Commission Expires: 3/19/19

(SEAL)

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Penny Y Ray, 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

My Commission Expires: 5/6/19
Notary Seal (if on paper)

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

File Number: JAK-182862FC