1572-19

WARRANTY DEED

Karen Johnson Davidson County
Batch# 296172 DEEDWARR
10/04/2019 11:51:30 AM 2 pgs
Fees: $13.00 Taxes: $821.40
20191004-0101864

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00
D. Hire
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2019.
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

LESLIE S. LOUGHLIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 1, 2020

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 060
Jacob Luke Hollev 3054 Hillside Rd. Nashville, Tennessee 37207	First Community Mgt. PO Box 291205 Nashville, TN 37229	GROUP 080 PARCEL 034.00

For and in 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, we,

Dale Hire, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jacob Luke Holley, a single man

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 part of Lot No. 7 on the map of E.A. Lindsley's Subdivision, as of record in Book 547, Page 144, Register's Office for Davidson County, Tennessee, and BEING Lot No. 7-D shown on the survey of the easterly part of Lot No. 7 made by William D. Parrish, Civil Engineer, June 24, 1957, and described according to said survey as follows:

Beginning at a point on the westerly margin of Hillside Road, 150 feet northerly from the northeast corner of Lot No. 6 conveyed to Fred J. Cobb from Herman T. Cobb by deed of record in Book 2029, Page 176, Register's Office for said County, said beginning point being also the northeast corner of Lot No. 7-C shown on said survey; thence with the line between said Lots No. 7-C and 7-D, as shown on said survey, north 84 deg. 30 minutes West 198 feet to a fence; thence with said fence, north 4 deg. 45 minutes East 50 feet to the southwest corner of Lot No. 7-E, as shown on said survey; thence with the line between Lots No. 7-D and 7-E, as shown on said survey, South 84 deg. 30 minutes East 197.3 feet to the westerly margin of said Hillside Road; thence with the same, South 4 deg. West 50 feet to the beginning.

Being the same property conveyed to Dale Hire by Quitclaim Deed from, 1 Public Homes, LLC, a Tennessee limited liability company, deed dated May 21, 2018 and filed of record in Instrument No. 20180529-0050772, in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3054 Hillside Rd., Nashville, Tennessee 37207.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 3rd day of October, 2019.

Dale Hire

Dale Hire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dale Hire, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2019.

My Commission Expires

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC

PLEASE RETURN TO:
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III (Signer's Name), 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.

Ernest D. Bennett III
(Signature)

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Ernest D. Bennett, III (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Notary Signature)

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9/7/2020