Karen Johnson Davidson County
Batch# 302376 DEEDWARR
10/17/2019 11:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20191017-0106536

FF 35040

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35040-09-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $295,000.00 Affiant Subscribed and sworn to before me this 15th day of October, 2019. Notary Public My Commission Expires: 10-2-2023

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

WARRANTY DEED

Address New Owner: Jennifer Adcock Hollahan, Timothy Kevin Hollahan 949 General George Patton Road Nashville, TN 37221	**Send Tax Bills To:** First Community Mortgage 262 Robert Rose Dr. STE 200 Murfreesboro, TN 37129	**Tax Information:** Map and Parcel No.: 142 09 0 C 949 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lori Caste**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Adcock Hollahan and Timothy Kevin Hollahan**, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 949 General George Patton Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of October, 2019.

Lori Caste

Lori Caste

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lori Caste, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2019.

Notary Public

My Commission Expires:

10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 949 together with Carport No. 949-C, on the Plan of Phase One, Lot Two, Section Five, River Planatation of record in Plat Book 5200, page 257, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation Section Five, a horizontal property regime established by Master Deed of record in Book 5410, page 248, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cletus A. Sawyer, unmarried, by deed dated August 2, 2016 from William Hedge Burt, Jr., a single man of record in Instrument No. 20160802-0079709, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 21, 2016 of record in Instrument No. 20161215-0131665, Register's Office for Davidson County, Tennessee, Cletus A. Sawyer, unmarried conveyed subject property to Lori Caste, unmarried.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation Section Five, of record in Book 5410, page 248, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 257, Register's Office for Davidson County, Tennessee.
5. Easement for TVA Transmission line of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

