WARRANTY DEED

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2019

Notary Public

MY COMMISSION EXPIRES: 8/22/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Oak Lane Law, PLLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christian Holland	IberiaBank mortgage ~~New Owner~~	086-04-0-B 015.00
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 304693 **DEEDWARR** 10/23/2019 08:37:43 AM 2 pgs Fees: $13.00 Taxes: $1,174.75
5036 Sunset Way	12719 Cantrell Rd	
(ADDRESS)	(ADDRESS)	20191023-0108489
Hermitage, TN 37076	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anitha R. Nair, a married woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christian David Holland, 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:

Being Lot No. 16 on the Plan of Section One, Sunset Oaks, as of record in Plat Book 7900, Page 600, corrected in Book 9092, Page 376 and in Book 9108, Page 71, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anitha R. Nair and husband, Dennis J. O'brien, by Warranty Deed from Carlton Langley, Jr. and Dania M. Langley, husband and wife, recorded on May 3, 2005 in Instrument No. 20050603-0063069, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Anitha R. Nair, an unmarried person, by Quitclaim Deed from Dennis J. O'brien, an unmarried person, recorded on May 22, 2019 in Instrument No. 20190522-0048568, in the Register's Office of Davidson County, Tennessee. The vesting in this deed was corrected by that Scrivener's Affidavit Recorded in Instrument No. 20191017-0106598 to read "Dennis J. O'brien, a married person" as the Grantor and "Anitha R. Nair, a married person" as the Grantee.

This conveyance is further subject to (1) all 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 X property. known as 5036 Sunset Way, Hermitage, TN 37076
(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/our hands this 21st day of October, 2019.

Anitha R. Nair

State of Tennessee
County of Williamson

Personally appeared before me Anitha R. Nair, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of October, 2019.

Notary Public
My Commission Expires: 9-06-2022

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022