Karen Johnson Davidson County
Batch# 472612 DEEDWARR
09/09/2020 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20200909-0102671

PREPARED BY
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00.

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
07/24/2023
(AFFIX SEAL)

07-NSH20-00027

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Allen Holland, III and Emily Collier Holland, husband and wife 5433 Edmondson Pike Nashville, TN 37211	First Community Mortgage, Inc. 375 Robert Rose Drive Murfreesboro, TN 37129	161-09-0-154.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Baldeep S. Hayer, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Allen Holland, III and Emily Holland, husband and wife**, hereinafter called the Grantees, their successors 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 Lot No. 1, as shown on the Plan of Carden Subdivision, as shown by plat of record in Instrument No. 20060112-0004698, which is a revision of William Stanley King Subdivision of Book 6250, Page 710, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Baldeep S. Hayer, unmarried by deed recorded from John M. Smith, unmarried, dated October 30, 2015, recorded November 3, 2015, of record in Instrument No. 20151103-0112096, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5433 Edmondson Pike, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of September, 2020

Baldeep S. Hayer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 3 day of September, 2020, before me personally appeared Baldeep S. Hayer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 07/24/2023

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

