County
Batch# 573927 DEEDWARR
02/12/2021 11:48:33 AM 2 pgs
Fees: $13.00 Taxes: $3,729.60
20210212-0020310

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1055

Return to:
Sandy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y 98 CAE 21 1728

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carol W. Holloway, Trustee of The Carol W. Holloway Trust under agreement dated March 31, 2003**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Meagan Chaffin, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of First Revision of Resubdivision of Lot 27, Glen Echo Subdivision of record in Plat at Instrument No. 20030303-0027366, 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 Carol W. Holloway, Trustee of The Carol W. Holloway Trust under agreement dated March 31, 2003 by Warranty deed from Donald Bruce and Michelle Bruce, husband and wife of record in Instrument No. 20141023-0097924 Register's Office for Davidson County, Tennessee, dated October 21, 2014 and recorded on October 23, 2014.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1728 Glen Echo Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Meagan Chaffin 1728 Glen Echo Road Nashville, TN 37215	new owner	117-15-0-195.00

WITNESS THE EXECUTION HEREOF this 9th day of February, 2021.

The Carol W. Holloway Trust under agreement dated March 31, 2003

Carol W. Holloway trustee

Carol W. Holloway, Trustee

State of Tennessee)
County of Davidson)

On this 3rd day of February, 2021, before me the undersigned, a Notary Public in and for the State and County aforesaid, Carol W. Holloway, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is Trustee of The Carol W. Holloway Trust under agreement dated March 31, 2003, and is authorized to execute this instrument, and that she has executed this instrument on behalf of The Carol W. Holloway Trust under agreement dated March 31, 2003.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,008,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of February, 2021.

Notary Public

My Commission Expires: _____

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023