(1) 1a.17

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

# WARRANTY DEED

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $481,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/25/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES _

Karen Johnson Davidson County
Batch# 814621 DEEDWARR
03/03/2022 09:33:42 AM 2 pgs
Fees: $13.00 Taxes: $1,781.55

20220303-0024140

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3186

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-I |
|---|---|---|
| **Douglas Glenn Holloway, Jr. and Chandler Morgan Hardy** | Interline Mortgage Service | 172-12-0B-309-00 |
| 2764 Call Hill Rd | 5875 N. Sam Houston Pkwy West #300 | |
| Nashville, TN 37211 | Houston, TX 77086 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Jacquelyn C. Hiemer and Philip J. Hiemer, wife and husband**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Douglas Glenn Holloway, Jr. and Chandler Morgan Hardy, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 487 on the Plan of Bradford Hills, Section Thirteen, as of record in Plat Book 7900, Page 661, 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 Jacquelyn C. Hiemer and Philip J. Hiemer, wife and husband, by deed dated 08/13/2018, and recorded 10/02/2018, from Lilburn T. Ryan and wife, Rita F. Jenne Ryan, of record in Instrument Number 20181002-0097772, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2764 Call Hill Rd, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on February 25, 2022.

Jacquelyn C. Hiemer

Philip J. Hiemer

**STATE OF TENNESSEE**

**COUNTY OF** Williamson

Personally appeared before me, a Notary Public of said County and State, Jacquelyn C. Hiemer and Philip J. Hiemer, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 25, 2022.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**File #: 2022-3186**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**270 Franklin Road, Suite 160**

**Brentwood, TN 37027**