WARRANTY DEED

BOOK 11264 PAGE 692

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$73,200.00**

James N. Horton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17TH DAY OF DECEMBER, 1998.**

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
James N. Horton	**Mortgage Resources, Inc.**	**96-11-5**
(NAME)	(NAME)	
509 Crosswood Court	**404 BNA Drive Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jamie C. Holderfield unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James N. Horton**, 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:

Land in Davidson County, Tennessee, being Lot No. 519 on the Plan of Cloverhill Section 8 of record in Plat Book 2331, Page 10-11, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 519 fronts 100 feet on the southerly side of Crosswood Court, as measured around a curve; and extends back 173.8 feet on the easterly line and 175 feet on the westerly line, to a line in the rear on which it measures 34.5 feet.

Being the same property conveyed to Daniel M. Holderfield by deed of record in Book 5983, Page 329, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record. The said Daniel M. Holderfield having since died. See attached heirship affidavit.

4135 12/22 0101 03CHECK 285.84

unimproved ☐
This is improved ☒ property, known as **509 Crosswood Court, Nashville, TN 37214**
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

98 DEC 22 PM 3:02
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0528619

Witness my/our hand(s) this 17th day of December, 1998.

Jamie C. Holderfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Daniel M. Holderfield the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12/17/98.

Notary Public

Commission expires: 5-26-2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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8841

AFFIDAVIT OF HEIRSHIP

Daniel Maury Holderfield

New Owner: TAX BILL MAP & PARCEL
Jamie Caroline Holderfield to owner
c/o Guaranty Title and Escrow Co.
2711 Murfreesboro Rd. #105
Antioch, TN 37013

STATE OF TN
COUNTY OF DAVIDSON

RE: Property described in
Book 5983, Page 329
R.O.D.C. and 6043 page 984

I, Jamie Caroline Holderfield, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge futher depose and state:

1. Daniel Maury Holderfield died on the 5th day of July, 1998.
2. Daniel Holderfield was not married at the time of his death.
3. The estate of Daniel Holderfield is solvent and that any and all debts and inheritance taxes, if any, aganist the estate of decedent have been paid or will be paid.
4. The only children born (or legally adopted) by Daniel Holderfield from all marriages are:
Jamie Caroline Holderfield

5. See also Davidson Co Probate 98P1118
~~Intestate~~

This affidavit is given as an inducement for Stewart Title Company to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and futher the undersigned agrees to indemnify Stewart Title Company for any loss caused by a mistatement of fact.

TCA 30-1206 provides that whomever shall wilfully, corruptly and falsley swear to any statement in an affidavit of heirship known by him to be false, or about which he does not have sufficient knowledge to justify his making such a sworn statement on conviction shall be imprisioned in the penitentiary for not less than one, nor more than five years.

Witness my hand this 17th day of Dec, 1998

X Jamie Caroline Holderfield
Affiant

Sworn to and subscribed before me this 17th day of Dec., 1998.

Elizabeth E. Bartlett
Notary Public

My Commission expires 5/26/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
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OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11264 PAGE 695

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

D528619
IDENTIF. ↑ REFERENCE

98 DEC 22 PM 3:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	73200.00
MOR TX	270.84
ERR	CO
MOR TX	270.84-
CON TX	270.84
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	285.84
CHECK	285.84

12/22/98 01 14:59 0001 4135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405666