Instr:200004040033754 Page: 1 OF 2
REC'D FOR REC 04/04/2000 2:56:04PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $404.23

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,250.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of March, 2000.

Notary Public

My Commission Expires: 11/8/01

DAVID B. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON TENN.

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ryan S. Maggi and Melissa M. Tomlinson
251 Willard Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 148-05-0-206.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew H. Bolt and wife, Tammy P. Bolt,** hereinafter referred to as Grantors, hereby transfer and convey to **Ryan S. Maggi, an unmarried man and Melissa M. Tomlinson, an unmarried woman, as joint tenants,** hereinafter referred to as 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. 16 on the Plan of Haywood Acres, Section 5, of record in Book 3106, page 67, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew H. Bolt and wife, Tammy P. Bolt by Warranty Deed from Fletcher F. Moon and wife, Marilyn N. Moon of record in Book 10918, page 84 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Book 3106, page 67 in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3314, page 202 in said Register's Office.

All other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2000 are a lien not yet due and payable . Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 251 Willard Drive, Nashville, Tennessee 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 30th day of March, 2000.

Matthew H. Bolt
**Matthew H. Bolt**

Tammy P. Bolt
**Tammy P. Bolt**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew H. Bolt and wife, Tammy P. Bolt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2000.

Notary Public

11-19-01
My Commission Expires