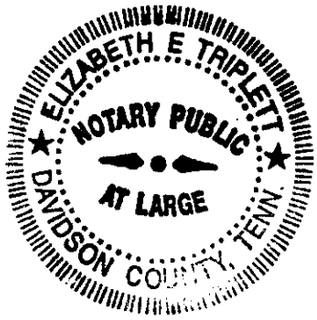
Box: 13
File # 3180

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2002.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Holden	Owner ~~Equity Mortgage~~	82-8-234
(NAME)	(NAME)	
712 Hart Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(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, Lincoln Trust Company, FBO, Robert Bond Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Holden and wife, Angelica Holden, 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, to wit: Being Lot Number 21 on the Plan of McNish's Subdivision of the J. W. McFerren 6 ½-acre tract as of record in Book 57, Page 129, Register's Office for said County, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lincoln Trust Company, fbo, Robert Bond Miller, by deed of record in Instrument No.20011226-0141844, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 712 Hart Ave., Nashville, TN 37206
(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.

Davidson County DEEDWARR
Recvd: 05/10/02 11:28 2pgs
Fees:13.00 Taxes:296.00
20020510-0057916

Witness our hands this 1st day of May, 2002.

Lincoln Trust Company, FBO, Robert Bond Miller

By: _____

Attest: _____

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF ~~DAVIDSON~~ Arapahoe

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Barry Coen with whom I am personally acquainted, ~~(or proved to me on the basis of satisfactory evidence),~~ and who, upon oath, acknowledged himself/~~herself~~ to be the Manager of the ~~Lincoln Trust Company FBO Robert Bond~~ Miller corporation, and that he as such Manager executed the foregoing instrument for the purposes therin contained, by signing the name of the corporation by himself as Manager.

Witness my hand and official seal at ~~Nashville, Tennessee this 1st day of May, 2002.~~ Greenwood Village, Colorado this 3rd day of May, 2002

Commission expires: ~~May 26, 2002~~

_____
Notary Public

SANDRA ROYNON
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 9-17-2002