WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/20/04 15:14 2pgs
Fees:13.00 Taxes:370.00

20040120-0007577

My Commission Expires Jan. 25, 2006

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Holleman	SAME	180-56.00
(NAME) 736 N. Wickshire Way	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, Nancy G. Caldwell, a Widow , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Holleman and Wife, Debbie Holleman , 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:

A tract containing 3.51 acres according to a survey made by Dye & Underwood in July 1971 located in the Sixth Civil District of said county, fronting on the south side of Holt Road and being a part of the westerly one-half of that body of land which was conveyed to Dorris H. Gillespie and wife, Dorothy Gillespie, (said westerly one-half being hereinafter referred to as the Dorothy Gillespie land) by three deeds of record in the Register's Office for said county, namely: deed from John Holt and wife, Rosa P. Holt, in Book 1077, Page 244; deed from Rosa P. Holt in Book 1153, Page 128; deed from Tom Holt in Book 1165, Page 9; the said Dorris H. Gillespie having died on April 6, 1968, and his widow, Dorothy Gillespie, having conveyed the easterly one-half of said body of land to her son, John Hall Gillespie, by deed of record in Book 4488, Page 73, said Register's Office. Said tract herein conveyed is more particularly described as follows: commencing at an iron pin in the south

Continued on next page.

Being the same property conveyed to Hugh H. Caldwell and wife, Nancy G. Caldwell by deed from Dorothy Gillespie of record in Deed Book 4537, page 296, Register's Office for said County.

Hugh H. Caldwell now being deceased.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Holt Road, Nashville, TN 37211

(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.

Witness my/our hand(s) this 16th day of January, 2004.

Nancy G. Caldwell

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 Nancy G. Caldwell, a Widow the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/16/2004

My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

File Number24010060

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Continuation of Legal

margin of Holt Road at the northeast corner of a tract of land conveyed from Dorothy Gillespie to Hugh H. Caldwell and wife, Nancy G. Caldwell, of record in Book 4537, Page 293, Register's Office for Davidson County, Tennessee; thence along the south margin of Holt Road in a curve bearing to the right and having a radius of 2,427.16 feet for a distance of 166.38 feet; thence continuing along the south margin of Holt Road south 86 degrees 24' east 18.5 feet to an iron pin; thence south 1 degrees 34' east 854 feet to an iron pin in an interior corner of the Dorothy Gillespie land; thence north 81 degrees 37' west 180 feet to an iron pin in the south/corner of the said Caldwell tract above referred to; thence along the east boundary line of the said Caldwell tract north 2 degrees 4' west 847 feet to the point of beginning.