# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/04 14:22 2 pgs
Fees:13.00 Taxes:854.70
20041109-0135241

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2004.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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 |
|---|---|---|
| Darren Shane Holt | First Horizon Home Loan Corp | 143-6-A-69 |
| (NAME) 400 Valley Trace Drive | (NAME) 5775-E Glenridge Dr, Ste 100 | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Atlanta, Georgia 30328 | |
| (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, Leslie C. Bates and Wife, Judy L. Bates , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darren Shane Holt and Wife, Julia Crigler Holt , 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:

Being Lot No. 35 on the Plan of Harpeth Trace Estates, Phase Two, as of record in Plat Book 5200, Pages 556, 557 and 558, 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 Leslie C. Bates and Wife, Judy L. Bates by Warranty Deed dated January 30, 1995 from W. Edward Clark and wife, Joyce Allen Beyer of record in Book 9581, Page 988, Register's Office for Davidson County, Tennessee.

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 400 Valley Trace Drive, Nashville, TN 37221

(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 3rd day of November, 2004.

Leslie C. Bates by Louis Belote Attorney-in-fact

Leslie C. Bates

Judy L. Bates by Louis Belote Attorney-in-fact

Judy L. Bates

STATE OF Tennessee
COUNTY OF Williamson

On this the 3rd day of November, 2004, before me personally appeared Louis Belote, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leslie C. Bates and Wife, Judy L. Bates, and who acknowledged that Louis Belote executed the same as the free act and deed of the said Leslie C. Bates and Wife, Judy L. Bates by virtue of that Power of Attorney, duly executed by the said Leslie C. Bates and Wife, Judy L. Bates and appearing of record Instrument # 20041109-0135240, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 3rd day of November 2004.

My Commission Expires: _____

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

Notary Public

**File Number2410246**

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