WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/01/05 13:41 2 pgs
Fees:13.00 Taxes:361.86

20050601-0061770

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia C. Colazo	Countrywide Home Loans, Inc.	119-12-127
(NAME)	(NAME)	
745 Drummond Court	P O Box 10423 MS SV-79	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Van Nuys, CA 91410-0423	
(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, Charlie B. Holt and wife, Sadie L. Holt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claudia C. Colazo, Unmarried, 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. 112 on the Map of Battlewood Subdivision, Section 2, as of record in Plat Book 1835, Page 95 and 96, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 112 fronts 100 feet on the south side of Drummond Court and runs back 218 feet on the westerly line and 223.89 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 70 feet, more or less.

INCLUDED IN THE ABOVE DESCIPTION BUT SPECIFICALLY EXCLUDED IN THIS CONVEYANCE AN INSTRUMENT OF RECORD IN BOOK 3704, PAGE 555, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being a part of the same property conveyed to Charlie B. Holt and wife, Sadi L. Holt, by Warranty Deed dated August 4, 1959, from Russell Edwin Dockum and wife, Virginia Jordan Dockum, as of record in Book 2928, Page 413, Register's Office for Davison County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 745 Drummond Court, 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 our hands this 24th day of May, 2005.

Charlie B. Holt

Charlie B. Holt

Sadie L. Holt

Sadie L. Holt

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 Charlie B. Holt and Sadi L. Holt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of May, 2005.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY