WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/05 08:06 2 pgs
Fees:13.00 Taxes:25.90
20050901-0104712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00

Clarence M Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2005.

Tiffany R. Addison
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow Inc., 2280 Metrocenter Blvd, Suite 306, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clearence M Holt	Clearence M Holt	147-07-165
(NAME)	(NAME)	
4357 Goins Road	4357 Goins Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Robert E. Brown and Josephine Brown and Danny Bradford, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clearence M Holt and Kathy Holt Register, 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, lying and being on the South side of Goins Road; East of Nolensville Pike, and being 108 feet by 141 by IR.

Being the same property conveyed to Robert Brown, Josephine Brown and Danny Bradford by Administratrix's deed from The Estate of Evans Seay of record as Book 7278, page 809, Register's Office of Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 43 Old Goins Road, Nashville, TN

(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 26th day of August, 2005.

DANNY Bradford BY.
Danny Bradford

Robert E. Brown P.O.A.
Josephine Bradford f/k/a

Robert E. Brown
Robert E. Brown

Josephine BRADFORD
Josephine Brown

BY. Robert E. Brown P.O.A

STATE OF TENNESSEE

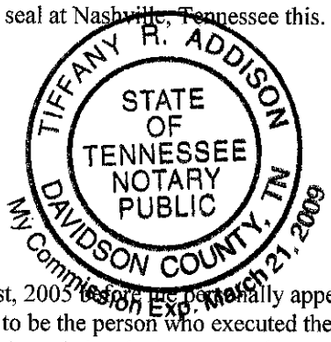
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert E. Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2005.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:
March 21, 2009



Tiffany R. Addison
Notary Public

State of Tennessee
County of Davidson

On this 26th day of August, 2005 before me personally appeared Robert E Brown, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument in behalf of Josephine Bradfrod f/k/a Josephine Brown, and who acknowledge the he executed same as the free act and deed of said Josephine Bradford f/k/a Josephine Brown, by virtue of that Power of Attorney, duly executed by the said Josephine Bradford f/k/a Josephine Brown, and appearing of record as Instrument No. 20050901-0104710 20050901-0104711 egister office for Davidson County, Tennessee.

Witness my hand, at office, this 26th day of August, 2005.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:
March 21, 2009



Tiffany R. Addison
Notary Public

State of Tennessee
County of Davidson

On this 26th day of August, 2005 before me personally appeared Robert E Brown, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument in behalf of Danny Bradford, and who acknowledge the he executed same as the free act and deed of said Danny Bradford, by virtue of that Power of Attorney, duly executed by the said Danny Bradford, and appearing of record as Instrument No._____, Register office for Davidson County, Tennessee.

Witness my hand, at office, this 26th day of August , 2005.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:
March 21, 2009



Tiffany R. Addison
Notary Public