WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: May 24 2008

(AFFIX SEAL)

PRISCILLA CLURBANEK NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Esquire Title and Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McGavock Properties, LLC	Peachtree Development	**130-16-34**
(NAME)	(NAME)	
4507 Carlton Drive	113 Seaboard Lane #A-250	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Franklin, TN 37067	
(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, **James F. Holt, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **McGavock Properties, LLC**, 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. 10 on the Plan of Cherry Acres Subdivision of record in Book 2083, Page 35, register's Office for Davidson County, Tennessee.

Said Lot fronts 215 feet on the westerly margin of Carlton Drive and extends back between parallel lines 204 feet to a dead line in the rear measuring 215 feet.

Being the same property conveyed to James F. Holt, Jr. by deed from Jeffrey S. Gaiko, unmarried of record in Instrument No. 20040416-0043324, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4507 Carlton Drive, Nashville, Tennessee 37215**

(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 hand this 15th day of August, 2005.

James F Holt Jr

James F. Holt, Jr.
By: Cathy Reed, Power of Attorney

Cathy Reed POA

Davidson County DEEDWARR
Recvd: 09/23/05 13:53 2 pgs
Fees:13.00 Taxes:1476.30

20050923-0114535

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Cathy Reed,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Power of Attorney for James F. Holt, Jr. and to be the person who executed the foregoing instrument as said Power of Attorney for the purpose therein contained, and that she executed the same as her free act and deed

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2005.

Commission expires: July 19, 2008

Justin Tatum Notary Public

