WARRANTY DEED

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 25, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,200.00

Kasey Brandon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2007.

Donna C. Pionk
Notary Public

MY COMMISSION EXPIRES: 1-26-2008
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christa A. Mixon	Franlin American Mortgage Co	180040A03500CO
(NAME)	(NAME)	
2017 Sherbrooke Lane	501 Corporate Centre DR.Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, Billy Ray Holt Jr. and wife, Connie M. Holt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christa A. Mixon, 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:

Being Lot No. 159 on the Plan of Section One, Highland Creek, as of record in Plat Book 9700, Pages 959 and 960, 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 Billy Ray Holt Jr. and wife, Connie M. Holt, by Warranty Deed dated August 3, 2001, from Westminster Homes of Tennessee, Inc., of record in Instrument No. 20010823-0091221, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 05/14/07 14:50 2 pgs
Fees:13.00 Taxes:947.94

20070514-0057630

unimproved ☐

This is improved ☒ property, known as 2017 Sherbrooke Lane, 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 8 day of May, 2007.

Billy Ray Holt Jr.

Billy Ray Holt Jr.

Connie M. Holt

Connie M. Holt

STATE OF KENTUCKY

COUNTY OF Marshall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Ray Holt Jr. and Connie M. 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 Benton, Kentucky this 8 day of May, 2007.

Commission expires:
8-16-2008

Jane C Barriger

Notary Public

JANE C. BARRIGER
NOTARY PUBLIC
STATE AT LARGE
MY COMMISSION EXPIRES AUGUST 16, 2008