WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/07 14:00 2 pgs
Fees:13.00 Taxes:506.90

20070815-0097672

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2007

Notary Public

MY COMMISSION EXPIRES: October 26, 2008

(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elise Vaughn		Map 61-16
(NAME)	(NAME)	
1359 Greenland Avenue	NEW OWNER	
(ADDRESS)	(ADDRESS)	Parcel 151
Nashville, TN 37216		
(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, **Kelsey E. Holt and Kristy R. Holt as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elise Vaughn**, 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. 30 of Block C, on the Map of Greenland Estates, as shown of record in Plat Book 974, Page 13, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 30 fronts 50 feet on the Northeasterly side of Greenland Avenue and runs back between parallel lines 175 feet to the rear line of Lot No. 16.

Being the same property conveyed to Kelsey E. Holt and Kristi R. Holt by Quitclaim Deed from Rebecca G. Holt and Kelsey Holt, filed for record as Instrument No. 20060710-0082594, and re-recorded as Instrument No. 2006817-0101661, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 974, Page 13, Register's Office of Davidson County, Tennessee.

Subject to sewer and drainage easement as shown of record in Book 4199, Page 657, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1359 Greenland Avenue, Nashville, TN 37216

(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 3rd day of August, 2007.

Kelsey E. Holt

Kristy R. Holt

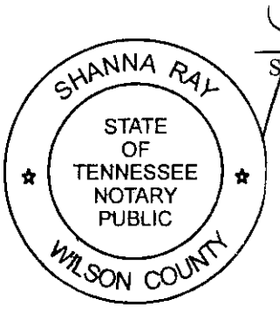
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Kelsey E. Holt and Kristy R. Holt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 3rd day of August, 2007.

Commission expires: October 26, 2008



Shanna Ray Notary Public