Record and Return to:
**Prestige Title, LLC**
**1600 Westgate Circle, Ste 200**
**Brentwood, TN 37027**

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Davidson County DEEDWARR
Recvd: 08/30/07 11:05 2 pgs
Fees:13.00 Taxes:906.50
20070830-0104302

**ADDRESS NEW OWNER:**
**Margaret Ladd**
**406 Welshwood Drive**
**Nashville, Tennessee 37211**

**SEND TAX BILL TO:**
**Mortgagee**

**MORTGAGEE:**
New owner
406 Welshwood Drive
Nashville, Tennessee 37211

**MAP** 133-15
**GROUP**
**PARCEL** 152.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael V. Holmes, Trustee, under the HOLMES FAMILY LIVING TRUST, dated September 24, 2003, ,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Margaret Ladd**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Alexander-Beem Subdivision, a Re-Subdivision of Lot No. 2 Welshwood Park, Section III, of record in Plat Book 9700, page 363, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael V. Holmes, Trustee, or his successors in trust, under the HOLMES FAMILY LIVING TRUST, dated September 24, 2003 by deed from Michael V. Holmes, married of record in Instrument no. 20070522-0061025, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Michael V. Holmes by deed from Dr. Greg M. Beem of record in Instrument No. 20030618-0084138, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **406 Welshwood Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 **the 23rd** day of **August, 2007.**

**Michael V. Holmes, Trustee, under the HOLMES FAMILY LIVING TRUST, dated September 24, 2003**

**By:** Michael V. Holmes Trustee 8-23-07
**Michael V. Holmes, Trustee**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Michael V. Holmes** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Trustee** of **Michael V. Holmes, Trustee, under the HOLMES FAMILY LIVING TRUST, dated September 24, 2003**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of August, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $245,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of August, 2007.

NOTARY PUBLIC

My Commission Expires: 2.24.09

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.