Davidson County DEEDWARR
Recvd: 01/22/08 13:38 2 pgs
Fees:13.00 Taxes:375.55
20080122-0006590

BOX 13
13944

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Martin Juarez
4900 Inglewood Court
Nashville, TN 37216
SEND TAX BILLS TO:
Countryside Home Loans
750 Old Hickory Blvd. #150
Brentwood TN 37027

WARRANTY DEED

(Map 061-04-00-015.00, Parcel)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **JEROME N. HOLLAND**, married, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **MARTIN JUAREZ**, married, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 78, on the Plan of Inglewood Heights Subdivision, according to plat and survey of same appearing of record in Book 1424, page 85, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot and being described as follows:
>
> Beginning at a point in the easterly margin of Inglewood Court at the corner of Lots 77 and 78; thence with a line between said lots, easterly 168.3 feet to a point; thence southerly 83.5 feet to the north margin of Haysboro Avenue; thence with a margin of the same westerly 148.29 feet to the beginning of a curve; thence around said curve northwesterly 35.75 feet to the east margin of Inglewood Court; thence with a margin of the same, northerly 32.19 feet to the point of beginning.
>
> BEING the same property conveyed to Jerome N. Holland, by Warranty Deed from Rita F. Morehead, unmarried and Lexie W. Brake and wife, Patricia A. Brake, dated December 18, 2001, of record in Instrument No. 20011220-0140793, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 1424, page 85, in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 4900 Inglewood Court, Nashville, TN 37216.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2008 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 4th day of January, 2008.

JEROME N. HOLLAND

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerome N. Holland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of January, 2008.

Notary Public

SEPTEMBER 7, 2010

My Commission Expires:_____

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $101,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of January, 2008.

Notary Public

SEPTEMBER 7, 2010

My commission expires:_____

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD