39B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/08 14:28 2 pgs
Fees:13.00 Taxes:506.90

20080219-0016097

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy L. Taylor	SunTrust Mortgage, Inc	**08212013700**
(NAME)	(NAME)	
103 N. 9th Street	401 Commerce Street Ste 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37219	
(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, I, **THOMAS ALLEN HOLT, JR., UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY L. TAYLOR AND RYAN A. TAYLOR, A MARRIED COUPLE,** 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 the northerly 30 feet of Lot No. 100 and the southerly 10 feet of Lot No. 99 on the Plan of Neil S. Brown's Addition to East Nashville, of record in Plat Book 57, page 50, Register's Office for Davidson County, Tennessee , to which reference is made for a more complete description.

Being the same property conveyed to Thomas Allen Holt, Jr. by Warranty Deed from Anthony Cherry, unmarried, dated August 29, 200, recorded September 4, 2002, of record in Instrument No. 20020904-0106933, Register's Office for Davidson County, Tennessee. Correction Warranty Deed filed November 22, 2002 of record in Instrument No. 20021122-0145682, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Plat Book 57, page 50, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 103 N. 9th Street, Nashville, TN 37206
(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 14th day of February, 2008.

Thomas Allen Holt , Jr.

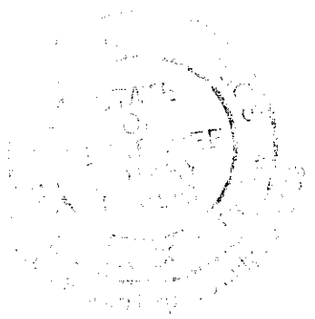
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Thomas Allen Holt, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2008.

Commission expires:



Robert L Suggs

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds