File No. 280300872

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/08 12:46 2 pgs
Fees:13.00 Taxes:166.50
20080326-0030373

LINDA V. JONES NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
107 Alhambra Circle Trust	107 Alhambra Circle Trust	Map 060-12-0 Parcel 085.00
(NAME)	(NAME)	
P.O. Box 90081	P.O. Box 90081	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **George W. Holder, III,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **107 Alahambra Circle Trust,** hereinafter called the grantee, its successors 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 Lot No. 52, on the Map showing Subdivision of the Byronemeus 38.5 acre tract and subdivision of Lot Nos. 8 & 9 in resubdivision as of tract composed of Lot Nos. 5 & 12 inclusive, on the Map of W.H. Dodd's Subdivision as of record in Book 874, Page 42, and being all of Lot No. 52, on the Map of Capitol View Subdivision, as shown on plat of record in Plat Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George W. Holder III by Special Warranty Deed dated May 10, 2007 from Federal Home Loan Mortgage Corporation, and filed of record in Instrument 20070606-0067996, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Subject to all matters as set forth per Plat Book 974, Page 52, and in Plat Book 974, Page 53; all in the Register's Office of said County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 107 Alhambra Circle, Nashville, TN 37207
(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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 24th day of March, 2008.

George W. Holder III, by George W. Holder, Jr., his Attorney in Fact

STATE OF TENNESSEE

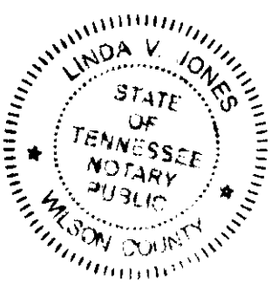
COUNTY OF WILSON

On this 24th day of March, 2008, before me personally appeared George W. Holder, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of George W. Holder, III, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20040610-0068770, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 24th day of March, 2008.

Commission expires: June 22, 2009

Linda V Jones Notary Public



(Seal)

File Number: 280300872

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122