WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF FEBRUARY, 2009. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/04/09 11:16 2 pgs
Fees:13.00 Taxes:592.00
20090304-0019146

MY COMMISSION EXPIRES: November 7, 2011

Return to:

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin L. Holt and Daniel R. Holt	PrimeLending, A PlainsCapital Company	53-13-73.00
(NAME) 1421 Joe Pyron Dr	(NAME) 18111 Preston Road #900	
(ADDRESS) Madison, TN 37115	(ADDRESS) Dallas, TX, 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Lourdes Estrada and husband Larry Chesnut**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kristin L. Holt and husband Daniel R. Holt**, 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 Lot 6, PHASE I, KIMBOLTON, as shown on plat of record in Plat Book 6900, Pages 276, 277 and 278, amended in Book 7577, Page 553, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Richard Brian Hodgkinson and wife, Nancy Arlene Hodgkinson to Lourdes Estrada and husband, Larry Chesnut as recorded on the 26th day of May, 2005 in Instrument No. 20050526-0059471 and Warranty Deed from Phillips Builders, Inc. to Richard Brian Hodgkinson and his wife, Nancy Arlene Hodgkinson as recorded on the 24th day of June, 1988 in Book 7582, Page 147, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1421 Joe Pyron Dr, Madison, TN 37115

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, has 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 24th day of February, 2009.

Lourdes Estrada

Larry Chesnut

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Lourdes Estrada and Larry Chesnut**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of February, 2009.

Notary Public

My commission expires: _____

MY COMMISSION EXPIRES:
November 7, 2011