File No. 290700601

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: October 23, 2012.
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090061109 DEEDWARR
Recvd: 09/04/09 12:37 2 pgs
Fees:13.00 Taxes:401.45
20090904-0083510

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack N. Wright	Magna Bank	02606006100
(NAME) 112 Cheshire Court	(NAME) 383 Johnny Cash Parkway	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Hendersonville, TN 37075	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Phillip M. Holt and wife, Jennifer Holt**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jack N. Wright, an unmarried person**, hereinafter called the grantee(s), his 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 all of Lot No. 32, on the plan of Resubdivision of Windsor Green Phase I Section II, Lots 27-48, of record in Plat Book 6200, Page 233, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Phillip M. Holt, a single man by deed from Anne Martin, a single woman of record in Instrument 20050308-0024997 on 02/28/2005 and filed for record on 03/08/2005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 6200, Page 233, said Register's Office. Restrictions of record in Book 6406, Page 929, said Register's Office. Water Easement to Madison Suburban Utility of record in Book 4377, Page 94, said Register's Office. Water Easement to Madison Suburban Utility of record in Book 6636, Page 824, said Register's Office. TVA Easement of record in Book 2487, Page 227, said Register's Office. TVA Easement of record in Book 3067, Page 181, said Register's Office. Charter of Homeowner's Association as shown of record in Book 6396, Page 542, Book 8192, Page 65, said Register's Office. Quitclaim Deed to Homeowner's Association as shown of record in Book 7864, Page 369, said Register's Office.

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 112 Cheshire Court, Goodlettsville, TN 37072
(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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hands this 31st day of August, 2009.

Phillip M. Holt

Jennifer Holt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Phillip M. Holt and Jennifer Holt the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of August, 2009.

Commission expires: October 23, 2012

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie Notary Public

File Number: 290700601

RETURN TO:

Stewart Title of Tennessee, Inc.
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Hendersonville, TN 37075