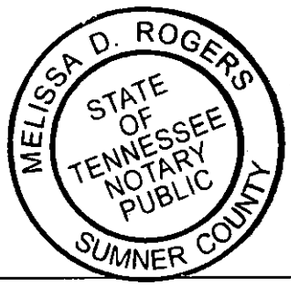
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2009.

Notary Public

MY COMMISSION EXPIRES: 4/23/2013

(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106

Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip M. Holt	Churchill Mortgage Corporation	02606011300
(NAME)	(NAME)	
507 Hanover Court	761 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091256

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, Mary Katherine Beard, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Phillip M. Holt and Jennifer Paige Holt, husband and wife,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 337 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, page 845, Register's Office for Davidson County, Tennessee, said Lot No. 337 fronts 30.00 feet on the Southerly margin of Hanover Court and extends back 131.31 feet on the Easterly line and 154.49 feet on the Westerly line to a broken line in the rear measuring 218.81 feet thereon.

BEING all of the same property conveyed to Mary Katherine Beard by Warranty Deed from Margaret L. Helton, unmarried, dated June 30, 2006 and filed of record in Instrument 20060706-0081109, Register's Office for Davidson County, Tennessee.

This conveyance is made Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 6900, Page 845, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 507 Hanover 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

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

Mary Katherine Beard

BILL GARRETT, Davidson County
Trans: T20090062135 DEEDWARR
Recvd: 09/10/09 12:02 2 pgs
Fees: 13.00 Taxes: 564.25

20090910-0084817

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 31st day of August, 2009.

Commission expires: 4/23/2013



Melissa D. Rogers

Notary Public

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