File No. 90888

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090065295 DEEDWARR
Recvd: 09/24/09 13:48 2 pgs
Fees:13.00 Taxes:604.58
20090924-0088971

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Velotta and Amber R. Velotta	First State Bank	053-13-0-060.00
(NAME)	(NAME)	
1416 Pyron Drive	480 Oil Well Rd 2nd Floor	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Jackson, TN 38305	
(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, WE, Blake E. Holder and Sandra K. Holder, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicholas Velotta and Amber R. Velotta, 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:

Land in Davidson County, Tennessee, being Lot No. 136, Phase I, Kimbolton, as shown on plat of record in Plat Book 6900, pages 276, 277 and 278, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Blake E. Holder and wife, Sandra K. Holder, by Warranty Deed from Phillips Builders, Inc., dated February 27, 1990 and recorded March 1, 1990 in Book 8055, page 704, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on plat of record in Plat Book 6900, pages 276, 277 and 278; Restrictive Covenants of record in Book 7265, page 655, as amended in Book 7464, page 969, Book 7470, page 126, Book 7577, page 553 and Book 7799, page 50; Restrictive Covenants of record in Instrument No. 20060126-0009811; By-Laws of record in Instrument No. 20030226-0025658; and Charter of record in Book 7483, page 982, as re-recorded in Book 7507, page 67, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1416 Joe Pyron Drive, Madison, TN 37115

(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.

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Witness our hands this 22nd day of September, 2009.

Blake E. Holder

Sandra K. Holder

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 22nd day of September, 2009.

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July

Notary Public

Commission expires:

7-3-2012