WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090074495 DEEDWARR
Recvd: 11/02/09 13:49 2 pgs
Fees:13.00 Taxes:1572.13
20091102-0101028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-8-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott L. Holder	New Owner	Map 104-13
(NAME)	(NAME)	
233 Craighead Avenue		Parcel 91
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **GARY D. CAVAZOS AND WIFE, TARA E. CAVAZOS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT L. HOLDER AND WIFE, SUZANNE R. HOLDER,** 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. 2 on the Plan of Myrtlewood Resubdivision, as of record in Book 4350, page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tara E. Cavazos and husband Gary D. Cavazos by deed from Sara P. Alexander, of record in Instrument No. 20050317-0029478, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 4350, page 88, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 233 Craighead Avenue, Nashville, Tennessee 37205
(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.

Witness our hands this 30th day of October, 2009.

Gary D. Cavazos
By: Tara E. Cavazos, His Attorney in Fact

Tara E. Cavazos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2009, before me personally appeared Tara E. Cavazos, to me known to be the person who executed the foregoing instrument on behalf of Gary D. Cavazos and acknowledged that she executed the same as the free act and deed of Gary D. Cavazos.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2009.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

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 Tara E. Cavazos, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained pursuant to a power of attorney of record in Document No. 20091102-0101027, said Register's office.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2009.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public