WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2010. Notary Public MY COMMISSION EXPIRES: 9.15.10 (AFFIX SEAL)
RECORD & RETURN TO: **FOUNDATION TITLE & ESCROW, LLC** **30 BURTON HILLS BLVD, STE 175** **NASHVILLE, TN 37215**	

MELISSA J. BUTCHKO-TUBECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall E. Haley and Natalie Haley	Navy Federal Credit Union	104-100-132.00
(NAME)	(NAME)	
3425 Marlborough Avenue	5550 Heritage Oaks Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Pensacola, FL, 32526	
(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, **Boyce Holt as Co-Administrator for The Ovada Holt Estate and Virginia Lokey as Co-Administrator for The Ovada Holt Estate**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Randall E. Haley and Natalie Haley, 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:

BILL GARRETT, Davidson County
Trans:T20100058298 DEEDWARR
Recvd: 09/16/10 10:51 4 pgs
Fees:23.00 Taxes:906.50
20100916-0073733

See attached Exhibit "A" for Legal Description

See attached Exhibit "B" for Survey

Being the same property conveyed to Ovada Holt by Warranty Deed from W.D. Workman and wife, Cenie Workman, dated November 1, 1965 and recorded in Book 3955, page 472, Register's Office for Davidson County, Tennessee. Ovada Holt having since died on August 3, 2009.

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 3425 Marlborough Avenue, Nashville, TN 37212

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 **30th** day of **August, 2010**

Boyce Holt as Co-Administrator for The Ovada Holt Estate

Virginia Lokey as Co-Administrator for The Ovada Holt Estate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Boyce Holt as Co-Administrator for The Ovada Holt Estate and Virginia Lokey as Co-Administrator for The Ovada Holt Estate**, the within named bargainors, 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 **30th** day of **August, 2010**

Notary Public

My commission expires: 9.15.10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

EXHIBIT "A"
Legal Description

Brackman Land Surveying

David P. Brackman R.L.S.
1707 Gale Lane
Nashville, Tennessee 37212
dbrack@bellsouth.net
Office (615) 476-8107 Fax (615) 298-2605

Property Description

Beginning at an iron pin on the east right of way of Marlborough Avenue, said iron pin being the northwest corner of parcel 132 on tax map 104-10 in Nashville, Davidson County, Tennessee. Said point also being approximately 200 feet south of Fairfax Avenue. Thence leaving said right of way

S 68 deg 01 min 59 sec E 128.04 feet to an iron pipe;

Thence S 66 deg 20 min 45 sec E 32.29 feet to concrete monument;

Thence S 14 deg 21 min 03 sec W 121.00 feet to an iron pin;

Thence N 51 deg 26 min 47 sec W 207.47 feet to an iron pin on the right of way of Marlborough Avenue;

Thence with the right of way N 42 deg 00 min 00 sec E 65.63 feet to the point of beginning containing 0.38 acres.

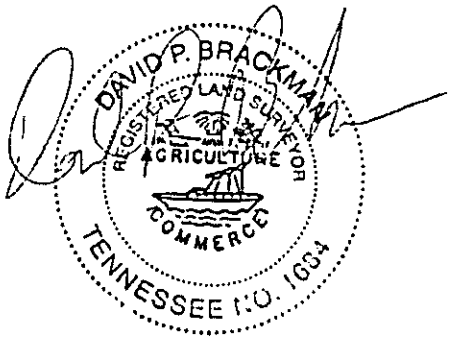
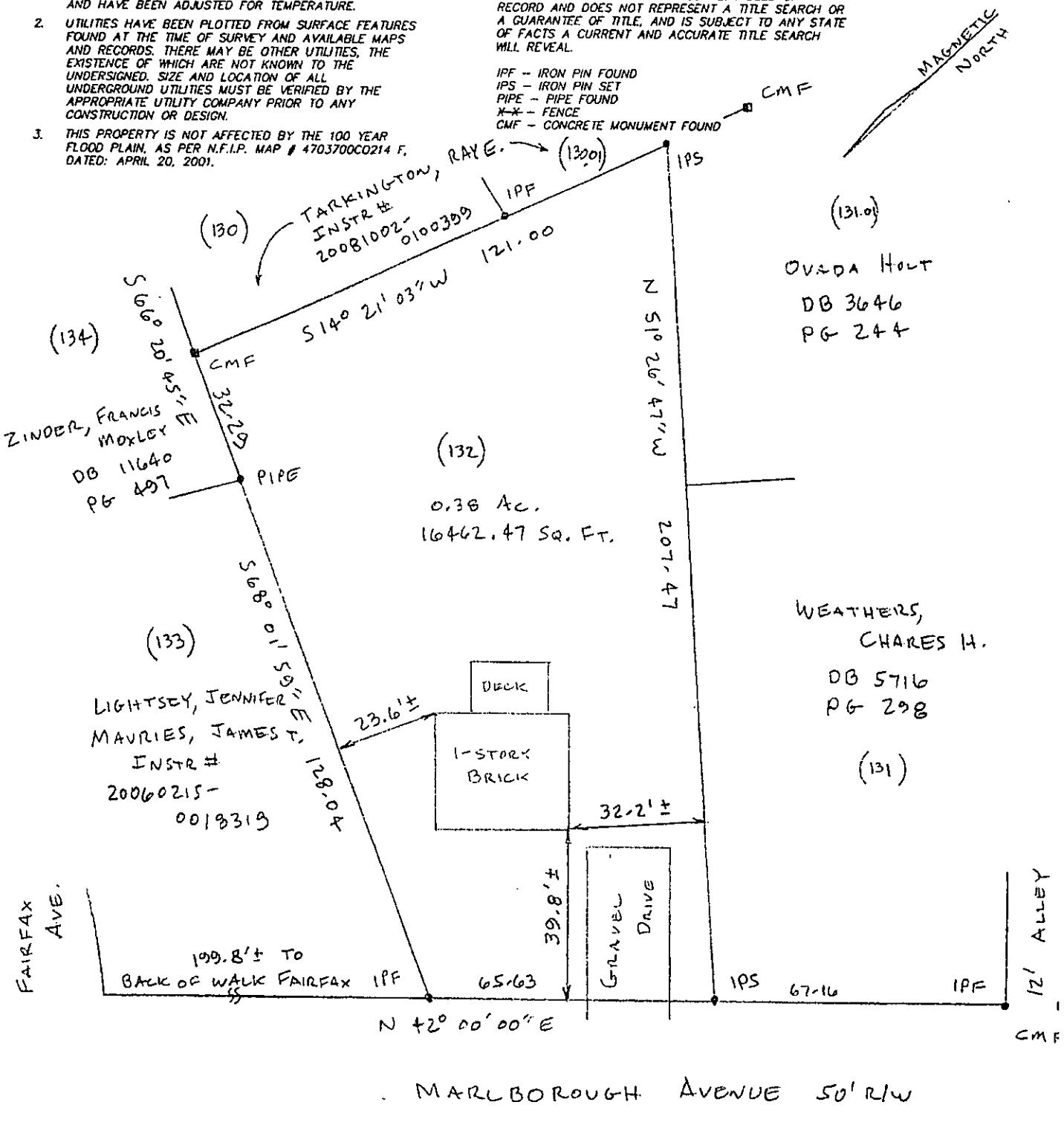


EXHIBIT "B"
Survey

GENERAL NOTES

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR DESIGN.
3. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN, AS PER N.F.I.P. MAP # 4703700C0214 F, DATED: APRIL 20, 2001.
4. THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.

IPF – IRON PIN FOUND
IPS – IRON PIN SET
PIPE – PIPE FOUND
X–X – FENCE
CMF – CONCRETE MONUMENT FOUND



PROPERTY SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE UNDER THE AUTHORITY OF TCA 62-18-126, AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

BY: _____
DAVID P. BRACKMAN R.L.S.# 1684

DAVID P. BRACKMAN — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1684

OWNER: OVADA HOLT

PROPERTY LOCATED 2425 MARLBOROUGH AVENUE