WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marianne Ploger Hill	Superior Bank	159-00-0-015.00
(NAME)	(NAME)	
5641 Granny White Pike	17 N 20th St.	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Birmingham AL 35203	
(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, Jerry R. Holt, Jr. and wife, Kathy R. Holt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marianne Ploger Hill and husband, Keith Richard Hill, 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 the 7th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Hargett Heights, as of record in Book 4595, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

INCLUDED in the above described property, but EXPRESSLY EXCLUDED from this conveyance is the following described tract of land:

Beginning at a point in the center line of Granny White Pike 933.45 feet northerly from the intersection of the center lines of said Pike, said point being Hickory Blvd. as measured along the center line of said Pike, said point being the northeast corner of the tract of land conveyed to James I. Trotter, Jr. and wife Mildred Elder Trotter by deed from John W. Beasley, of record in Book 2440, page 23, Register's Office for Davidson County, Tennessee; thence North 87 degrees 06 minutes 03 seconds West 304.62 feet to a steel pin; thence North 2 degrees 53 minutes 57 seconds East 4.55 feet to a steel pin; thence South 86 degrees 14 minutes 43 seconds East 304.65 feet to the point of beginning.

Being the same property conveyed to JERRY R. HOLT, JR. AND WIFE, KATHY R. HOLT, by deed from ROBIN W. BOULT, AN UNMARRIED WOMAN, of record as Instrument No. 20020306-0028067, dated March 1, 2002, said Register's Office.

This conveyance is subject to: 2010 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plan entitled Hargett Heights, of record in Book 4595, page 142, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5641 Granny White Pike, Brentwood, TN 37027
(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.

BILL GARRETT, Davidson County
Trans:T20100059887 DEEDWARR
Recvd: 09/23/10 09:27 2 pgs
Fees:13.00 Taxes:2146.00

20100923-0075628

Witness our hands this 21st day of September, 2010.

Jerry R. Holt, Jr.

Kathy R. Holt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry R. Holt, Jr. and wife, Kathy R. Holt, the within named bargainors, 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 at Office, this 21st day of September, 2010

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.