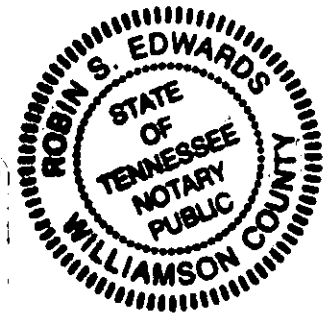
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20110046026 DEEDWARR
Recvd: 07/29/11 09:43 2 pgs
Fees:13.00 Taxes:519.48
20110729-0058099

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald R. Barrett, Jr., Trustee of The Steamboat Land Trust	Lisa Hendin	062020A17600CO
(NAME)	(NAME)	
2845 Steamboat Drive	2845 Steamboat Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ronald G Holdaway Jr. Laura B Holdaway**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Donald R. Barrett, Jr., Trustee of The Steamboat Land Trust**, hereinafter called the GRANTEE(S), their heirs and/or 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. 176 on the Plan of River Trace Estates, Section II, Phase I, as of record in Plat Book 6900, Page 158-159, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald G. Holdaway, Jr. and wife, Laura B. Holdaway by Deed from Lee Ann Womack-Sellers, dated 05/30/2000 and filed for record on 06/06/2000 in Instrument 200006060055912, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING
All matters as set forth per Plat Book 6250, Page 995, Plat Book 6900, Page 158-159, said Register's Office.
Restrictions of record in Book 6851, Page 370, as amended of record in Book 6982, Page 747, said Register's Office.
By-Laws of record in Book 6851, Page 390, said Register's Office.
Grant of Transmission Line Easement of record in Book 1163, Page 341, said Register's Office.
Warranty Deed of Flowage Easement of record in Book 2202, Page 83, said Register's Office.
Easement of record in Book 3959, Page 595, said Register's Office.
Grant and Indemnity Agreement of record in Book 7030, Page 798, said Register's Office.
Charter of record in Book 6851, Page 363, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 7907, Page 168, said Register's Office.
Property taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. 2011 Taxes have been pro-rated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2845 Steamboat Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 22nd day of July, 2011.

Ronald G Holdaway Jr.

Laura B Holdaway

State of Tennessee
County of Williamson

Personally appeared before me Ronald G Holdaway Jr. and Laura B Holdaway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2011.

Notary Public Escrow Officer
My Commission Expires: 9/21/13

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

DONALD R. BARRETT JR.
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY