WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110056274 DEEDWARR
Recvd: 09/12/11 10:53 2 pgs
Fees:13.00 Taxes:610.50
20110912-0070417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Smallwood	Mortgage Loan Servicing	**MAP 183-5-A**
(NAME)	(NAME)	
5247 Catspaw Drive	Dept. 2520, P.O. Box 2153	**PARCEL 156.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham AL 35287-2520	
(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, **YOLANDRIA K. HOLT, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUTH SMALLWOOD, MARRIED,** 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. 99, on the Plan of October Woods, Revision One, Phase Two, Section Five, of record in Plat Book 7900, page 909 and amended in Book 9700, page 439, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Yolandria K. Holt, a single woman by Warranty Deed from Peter D. Moret and wife, Kathy B. Moret, dated June 21, 2006, recorded June 23, 2006 of record in Instrument No. 20060623-0075007 and corrected in Scrivener's Affidavit of record in Instrument No. 20100319-0020889, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 7900, page, 909 and Plat Book 9700, page 439, said Register's Office; (c) Restrictive covenants contained in Book 9840, page 276, Book 10181, page 986, Book 10548, page 501, Book 10548, page 503, and Book 5047, page 661 and Book 5047, page 656, said Register's Office; and (d) Charter of record in Book 9840, page 259, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **5247 Catspaw Drive, Antioch, TN 37013**

(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 my hand this 2nd day of September, 2011.

Yolandria K. Holt

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Yolandria K. Holt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of September, 2011.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Notary Public