WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120000439 DEEDWARR
Recvd: 01/03/12 16:15 2 pgs
Fees:13.00 Taxes:680.80
20120103-0000549

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **23rd** day of **December, 2011**

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caroline A. Holt and Richard Anderson	New Owner	14706015700
(NAME)	(NAME)	
330 Timberdale Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	, ,	
(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, **Nicholas W. May**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Caroline A. Holt and Richard Anderson**, 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:

*Jonathan K. Holt

Land in Davidson County, Tennessee, being Lot No. 98 on the plan of Caldwell Country Estates, Section Two, of record in book 2663, page 128 Register's Office for said County. Said Lot No. 98 fronts 85 feet on the northerly margin of Timberdale Court and extends back 172 feet on the westerly line and 145.1 feet on the easterly line to a dead line in the rear, measuring 89.0 feet thereon.

Being the same property conveyed to Nicholas W. May, unmarried, by Warranty Deed from Scott Marshall and spouse, Helen Marshall, dated May 30, 2007 and filed of record on May 30, 2007 in Instrument No. 20070530-0064090, Register's Office of Davidson County, Tennessee.

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 330 Timberdale Court, Nashville, TN 37211

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 **23rd** day of **December, 2011**

Nicholas W. May by Kelly Callaghan as attorney in fact

Nicholas W. May by Kelly Callaghan as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of December, 2011, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Nicholas W. May, and who acknowledged that she executed the same as the free act and deed of the said Nicholas W. May, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120103-0000548, said Register's Office.

Witness my hand and official seal this 23rd day of December, 2011.

NOTARY PUBLIC

My Commission Expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY