Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$58,750.00~~

Affiant

Subscribed and sworn to before me, this 31st day of January, 2012.

Notary Public
My commission expires: 11-3-15

05-1108-65327

Address of New Owner:	Send Tax Bills to:	Tax Information
James E. Holt	Guaranty Trust Company	150-07-0-513
3612 Green Garden Court	316 Robert Rose Dr.	
Antioch TN 37013	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Teresa Jean Quirante, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James E. Holt, an unmarried man, hereinafter called the Grantees, their successors 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. 353, on the Plan of Ph.I,Somerset, Formerly Town Village of the Country, of record in Plat Book 6900, Page 690 & 691, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Betty J. Ogle by deed from William W. Warchus and wife, Margo A. Warchus, dated May 9, 2003, recorded June 9, 2003 in Instrument No. 20030609-007886, Register's Office for Davidson County, Tennessee. Betty J. Ogle having since died July 30, 2010. Further being the same property vested in Teresa Jean Quirante, a 50% heir in the estate of the aforementioned Betty J. Ogle, deceased.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3612 Green Garden Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20120008264 DEEDWARR
Recvd: 02/02/12 15:31 2 pgs
Fees:13.00 Taxes:217.38
20120202-0009745

WITNESS my hand this 31st day of January, 2012.

Teresa Jean Quirante

Teresa Jean Quirante

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa Jean Quirante, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 31st day of January, 2012.

Angela A. Ramsey

State of Tennessee at Large

My Commission expires
4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014