03

Realty Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2012.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02 11 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Scott Holodnak	James Scott Holodnak	049-73
(NAME)	(NAME)	
4733 Clarksville Pike →		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	→	
(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, Leonard H Morton Jr and wife, Michele Morton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Scott Holodnak, _____, 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:

Being Lot No. 2 on the Revised Plan of Stevens Lane Subdivision of record in Book 5800, page 330, Register's Office for said County.

Said Lot No. 2 fronts 131.96 feet on the northerly side of Stevens Lane and extends back 146.68 feet on the westerly line and 160.97 feet on the easterly line to a dead line in the rear, measuring 108.95 feet thereon.

Being the same property conveyed to Leonard H Morton, Jr. and Michele Morton, his wife, by deed of record in Book 6196, Page 701, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3512 Stevens Lane, Nashville, TN 37218

(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:T20120009121 DEEDWARR
Recvd: 02/07/12 08:16 2 pgs
Fees:13.00 Taxes:129.50
20120207-0010741

Witness our hands this 3rd day of February, 2012.

Leonard H Morton Jr

Michele Morton

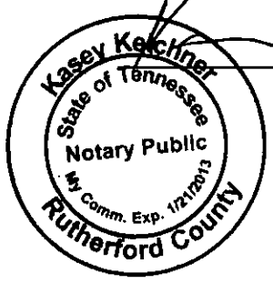
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard H Morton, Jr and Michele Morton 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of February, 2012.

Commission expires:



Notary Public