(2)

WARRANTY DEED

Return To:
Security Title
1517 Hatcher Ln.
Columbia, TN
38401

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Melissa Russ
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of April, 2012

Notary Public:

MY COMMISSION EXPIRES: 3/18/2014
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 18, 2014

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nicholas A. Holder	PrimeLending, a PlainsCapital Co.	Parcel ID:
737 Charlie Gann Rd.	18111 Preston Rd., Ste 900	06304009900
Old Hickory, TN 37138	Dallas, TX 75252	

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, we

Cora Dean H. Hughes, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Nicholas A. Holder , unmarried
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. 15, on the Final Plat for Section 2, Range Heights Subdivision, of record in Plat Book 8250, Page 805, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Cora Dean H. Hughes, unmarried, by deed from Chris B. Horton and wife, Amanda P. Horton, of record in Instrument 20060703-0078971, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 805, said Register's Office; (3) Sanitary Sewer Easement of record in Book 9027, Page 170, said Register's Office; (4) Sewer Line Easement of record in Book 989, Page 214, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 737 Charlie Gann Rd., Old Hickory, TN 37138

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 27th day of April, 2012.

Cora Dean H. Hughes
Cora Dean H. Hughes

BILL GARRETT, Davidson County
Trans: T20120031628 DEEDWARR
Recvd: 05/01/12 09:29 2 pgs
Fees: 13.00 Taxes: 462.50

20120501-0037051

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 Cora Dean H. Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2012.

My Commission Expires: 11/7/12

Notary Public

