File G-23951-8 Box 14-A

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120039439 DEEDWARR
Recvd: 05/30/12 12:16 2 pgs
Fees:13.00 Taxes:1535.50
20120530-0046698

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Zachary Glenn Harris and Claire Rutter Harris 1417 Eastland Avenue Nashville, Tennessee 37206	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	83-05-0-378

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jack Sanders Holt and Kathy Holt Weedman, individually and as co-executors of the Estate of Nelle Sanders Holt, and Janelle Marie Holt, individually**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ZACHARY GLENN HARRIS and wife, CLAIRE RUTTER HARRIS**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee and being more particularly described as follows:

Being the westerly 75 feet of the southerly 250 feet of Block 2, on the corrected Plan of T.P. Weakley's Subdivision of Blocks 1, 2, and 3, of record in Book 161, page 105, Register's Office for Davidson County, Tennessee, which corrected Plan is of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

Being the same property transferred to Nelle S. Holt, also known as Nelle Sanders Holt, as follows: as to a 1/3rd interest by Last Will and Testament of O.T. Sanders, of record in Will Book 65, page 179, Probate Court Clerk's Office for Davidson County, Tennessee, and later as to the remaining 2/3rd interest by Quitclaim Deed from Jack Sanders Holt, of record at Instrument No. 20040928-0116496, Davidson County Register of Deeds. Nelle Sanders Holt is now deceased. According to her Last Will and Testament, of record at Instrument No. 20120423-0034560, Davidson County Register of Deeds, and noted in the file for Case No. 12P379, Seventh Circuit Court for Davidson County, Tennessee, the property is part of the residue of her estate which is devised to her children, namely Jack Sanders Holt, Kathy Holt Weedman, and Janelle Marie Holt. Jack Sanders Holt and Kathy Holt Weedman are named as Co-Executors with power to administer real property as a part of her estate. Therefore, Jack Sanders Holt and Kathy Holt Weedman join here as Co-Executors and individually as beneficiaries under the Will, and Janelle Marie Holt joins individually as a beneficiary only.

NOTE: Please see also Affidavit of Heirship relating to Leona Sanders Gower, deceased, recorded concurrently with this Warranty Deed of record at Instrument No. 20120530-0046697, Davidson County Register of Deeds. Ms. Gower's heirs participated in the conveyance to Jack Sanders Holt by Quitclaim Deed of record at Instrument No. 20040928-0116496, said register's office, relating to this property. Mr. Sanders in turn conveyed by Warranty Deed of record at Instrument No. 20040928-0116496, said Register's Office, noted in the derivation clause above, to Nelle S. Holt, also known as Nelle Sanders Holt, deceased, whose co-executors and devisees are making the instant conveyance by this Warranty Deed.

This is improved property known as **1417 Eastland Avenue, Nashville, Tennessee 37206**.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 24th day of **May, 2012**.

Jack Sanders Holt individually and as co-executor of the Estate of Nelle Sanders Holt

Jack Sanders Holt, individually and as co-executor of the Estate of Nelle Sanders Holt

Kathy Holt Weedman individually and as co-executor of the Estate of Nelle Sanders Holt

Kathy Holt Weedman, individually and as co-executor of the Estate of Nelle Sanders Holt

Janelle Marie Holt

Janelle Marie Holt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jack Sanders Holt and Kathy Holt Weedman,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be **Co-Executors of the Estate of Nelle Sanders Holt**, and further acknowledged that such person executed the foregoing instrument on behalf of the Estate of Nelle Sanders Holt, and for themselves individually, for the purposes therein contained.

Witness my hand and official seal on this the 24th day of May, 2012:

Notary Public

My Commission Expires: 6/15/2014

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janelle Marie Holt**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 24th day of May, 2012:

Notary Public

My Commission Expires: 6/15/2014

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $415,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2012:

Notary Public

My Commission Expires: November 15, 2015

DIANA AUBIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.