| THIS INSTRUMENT PREPARED BY:<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 30609-05-2012** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $175,000.00.<br><br>Cari Tiesh<br>Affiant<br><br>Subscribed and sworn to before me this 31st day of May, 2012.<br><br>Notary Public<br><br>My Commission Expires: 01/07/2013 |
|---|---|

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| **Address New Owner:**<br>Sutton Nelson<br>1113 Holt Hills Place<br>Nashville, TN 37211 | **Send Tax Bills To:**<br>SunTrust Mortgage, Inc.<br>1001 Semmes Avenue<br>Richmond, VA 23224 | **Tax Information:**<br>Map and Parcel No.:<br>172 15 0 A 057.00CO |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Faith Klein Herrgesell, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sutton Nelson, ~~married~~** **unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1113 Holt Hills Place, Nashville, TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Carl Herrgesell joins in the execution of this instrument to convey any marital interest he may have in subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 31st day of May, 2012.

Faith Klein Herrgesell

Carl Herrgesell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Faith Klein Herrgesell and Carl Herrgesell**, 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 purposes therein contained.

Witness my hand, at office, this 31st day of May, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20120041509 DEEDWARR
Recvd: 06/06/12 08:27 2 pgs
Fees: 13.00 Taxes: 647.50

20120606-0049171

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section Five Holt Woods, as of record in Plat Book 9700, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Faith N. Klein, an unmarried parson, by deed dated December 19, 2007, from Kristen Toth and husband, Martin Toth, of record in Instrument No. 20071231-0148749, Register's Office for Davidson County, Tennessee. The said Faith N. Klein having since married and now being known as Faith Klein Herrgesell.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Holt Woods of record in Book 9570, Page 22, Register's Office for Davidson County, Tennessee, made applicable in Book 9745, page 41, said Register's Office, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. By-Laws of Holt Woods Homeowners Association, Inc., of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Holt Woods Homeowners Association, Inc. of record in Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Holt Woods Homeowners Association, Inc. of record in Book 9570, page 5, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 10, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 668, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10316, page 585, Register's Office for Davidson County, Tennessee.