BILL GARRETT, Davidson County
Trans:T20120054109 DEEDWARR
Recvd: 07/24/12 08:53 2 pgs
Fees:13.00 Taxes:577.20
20120724-0064771

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 156,000.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2012.

Notary Public

My commission expires: AUG 21 2012

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSEPHUS HOLT **CAROL HOLT**	**ALLY BANK**	**04415040700**
1200 OVERTON STREET	**1100 VIRGINIA DRIVE**	
OLD HICKORY, TN 37138	**FORT WASHINGTON, PA 19034**	

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 ACKNOWLEDGE, WE,

SCOTT R MCMURTRY and WIFE, SARANNAH L MCMURTRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPHUS HOLT and CAROL HOLT

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:

LAND in Davidson County, Tennessee, being Lot No. 24 of Section "B" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING THE SAME PROPERTY CONVEYED TO SCOTT R MCMURTRY AND WIFE, SARANNAH L MCMURTRY BY WARRANTY DEED FROM SSS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF DONALD R SWARTZ AND TERRY KELLER SWARTZ, GENERAL PARTNERS DATED 11/28/01 AND RECORDED ON 12/04/01 IN INSTRUMENT NO. 20011204-0133213, SAID REGISTER'S OFFICE FOR SAID COUNTY.

SCOTT R MCMURTRY IS EXECUTING THIS DOCUMENT FOR SARANNAH L MCMURTRY BY POWER OF ATTORNEY OF RECORD IN BOOK *_____, PAGE_____, SAID REGISTER'S OFFICE FOR SAID COUNTY. *Instrument** 20120724-0064770

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 1424, Page 67, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1200 OVERTON STREET, 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 in 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/our hand(s) this 16th day of July, 2012.

SCOTT R MCMURTRY

Saranah L. McMurtry by
Scott R. McMurtry, Attorney in Fact
SARANNAH L MCMURTRY BY SCOTT R MCMURTRY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SCOTT R MCMURTRY, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2012.

Notary Public

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: MY COMMISSION EXPIRES MARCH 1, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared SCOTT R MCMURTRY to me known to be the person who executed the foregoing instrument in behalf of SARANNAH L MCMURTRY as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said SARANNAH L MCMURTRY.

Witness my hand, at office, this 16th day of July, 2012.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER