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:T20120056292 DEEDWARR
Recvd: 07/31/12 15:14 2 pgs
Fees:13.00 Taxes:240.50
20120731-0067586

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hang Rosburg and Aaron Rosburg 1118 Shelton Avenue Nashville, TN 37216	Samuel L. Weedman, as Lender 1548 Neelys Bend Rd. Madison, TN 37115-5610	072-02-0-158.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, 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, do bargained and sold, and by these presents do hereby transfer and convey unto **Hang Rosburg and husband, Aaron Rosburg**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 51 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 51 fronts 50 fronts 50 feet on the southerly side of Shelton Avenue and runs back between parallel lines 202.5 feet to a dead line.

Being the same property conveyed to Nelle S. Holt, by Quitclaim Deed from Charles D. Biter, Trustee, of record in Instrument #20041123-0140292, dated 11/23/2004, Register's Office for Davidson County, Tennessee. **See page 2, Derivation Clause, continued.

This is improved property known as **1118 Shelton Avenue, Nashville, Tennessee 37216.**

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 **30th** day of **July, 2012**:

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

Kathy Holt Weedman
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 also for themselves individually, for the purposes therein contained.

Witness my hand and official seal on this the 30th day of July, 2012.

W. AARON FORTNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6.3.14

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 30th day of July, 2012:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $65,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF JULY, 2012.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6.3.14

**Derivation Clause, continued: 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.