BILL GARRETT, Davidson County
Trans:T20120064019 DEEDWARR
Recvd: 08/27/12 14:50 2 pgs
Fees:13.00 Taxes:980.50

20120827-0077074

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-VRES-12-3431

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Little Village Homes, LLC	Little Village Homes, LLC	
2206 21st Avenue South (ADDRESS)	(NAME) 2206 21st Avenue South (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	104-10-131.01

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ESTATE OF OVADA HOLT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LITTLE VILLAGE HOMES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 192 ON THE DR. R. W. GRIZZARD SUBDIVISION PART OF BOSLEY TRACT NOT OF RECORD, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY HICKERSON ENGINEERS, DATED SEPTEMBER 9, 1963, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF A 10 FOOT ALLEY, SAID IRON PIN BEING 137.2 FEET EAST OF AN IRON PIN AT THE INTERSECTION OF SAID NORTHERLY MARGIN OF SAID ALLEY AND THE EASTERLY MARGIN OF MARLBOROUGH AVENUE, SAID LATTER PIN BEING 332.75 FEET SOUTH OF THE INTERSECTION OF THE EASTERLY MARGIN OF MARLBOROUGH AVENUE, AND THE SOUTHERLY MARGIN OF FAIRFAX AVENUE; THENCE NORTH 31 DEG. 43 MIN. EAST 89.5 FEET TO AN IRON PIN; THENCE SOUTH 57 DEG. 30 MIN. EAST 80.0 FEET TO AN IRON PIN; THENCE SOUTH 9 DEG. 0.0 MIN. WEST 121.0 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF SAID 10 FOOT ALLEY; THENCE NORTH 46 DEG. 58 MIN. WEST 127.8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO OVADA B. HOLT BY DEED FROM JAMES B. MCCLENDON AND WIFE, BERTIE WORKMAN MCCLENDON OF RECORD IN BOOK 3646, PAGE 244, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 8, 1963. OVADA B. HOLT HAVING SINCE DIED TESTATE AND BEQUEATHED SAID PROPERTY TO THE ESTATE OF OVADA HOLT AS EVIDENCED BY LAST WILL AND TESTAMENT FILED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION (DOCKET # 12P-1285).

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 3431 Marlborough Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of August, 2012.

Estate of Ovada Holt

BY: Boyce G Holt
Boyce G. Holt, Co-Executor

BY: Virginia Holt Lokey
Virginia Holt Lokey, Co-Executor

STATE OF TN
COUNTY OF Davidson

On this the 20th day of August, 2012, before me personally appeared Boyce G. Holt Co-Executor of the Estate of Ovada Holt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th day of August, 2012.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF Davidson

On this the 20th day of August, 2012, before me personally appeared Virginia Holt Lokey, Co-Executor of the Estate of Ovada Holt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th day of August, 2012.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903