NEW OWNER:

Michael & Alyson Holt
1309 CHESTER AVE
NASHVILLE, TN 37206

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0083

Map 072
Group 14-0
Parcel 312.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130015554 DEEDWARR
Recvd: 02/25/13 13:36 2 pgs
Fees:13.00 Taxes:403.30
20130225-0018633

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED NINE THOUSAND and 00/100 Dollars ($109,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN BLACKWELL, married, and FRANK BRYANT, unmarried,** ("Grantor"), have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL HOLT and wife, ALYSON HOLT,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

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. 27 of Block A on the Map of Belle Forest No. 2 of record in Book 843, Page 94, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the North side of Chester Avenue formerly Chesterfield Avenue, and runs back between parallel lines 132 feet to a dead line.

Being the same property conveyed to John Blackwell, married, and Frank Bryant, single, by Special Warranty Deed from Federal National Mortgage Associates dated October 24, 2012, and of record in Instrument No. 20121121-0107373, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1309 Chester Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18th day of **February**, 2013.

JOHN BLACKWELL

FRANK BRYANT

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN BLACKWELL and FRANK BRYANT**, 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 and official seal at office this 18th day of **February**, 2013.

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 6-2-2013

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The actual consideration or value, whichever is greater, for this transfer is **$109,000.00** .

AFFIANT

Sworn to and subscribed to before me this 19 day of **February**, 2013.

NOTARY PUBLIC

My commission expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON