ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Francine Elsky	New Owner	
2025 Argo Lane		Map and Parcel
Nashville, TN 37211		172-15-0A-210.00CO

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lloyd N. Soeters, Jr. And Mary Soeters** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Francine Elsky, an unmarried person** (The "Grantee"), her and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 159, Section 11, Holt Woods, as shown on plat of record in Plat Book 9700, page 408, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed Lloyd N. Soeters, Jr., an unmarried man, by deed dated November 18, 2004, from Chris L. McMillan and Tanya A. McMillan, as joint tenants with rights of survivorship of record in Instrument Number 20041119-0139461 and further conveyed to Lloyd N. Soeters, Jr. and Mary Soeters, husband and wife, by Quitclaim Deed dated February 2, 2006, from Lloyd N. Soeters, Jr., a married man, of record in Instrument Number 20060227-0022267 and Warranty Deed, said Register's Office of Davidson County, Tennessee.

Power of Attorney for **Lloyd N. Soeters, Jr.** is being recorded simultaneously herewith.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing as shown on the plat of Section 11, Holt Woods, as recorded in Plat Book 9700, page 408 and Boundary Plat as recorded in Plat Book 7900, page 668, said Register's Office.
3. Restrictive Covenants recorded in Book 9570, page 22 amended for Section 11 in Book 10469, page 57, said Register's Office.
4. By-Laws of record in Book 9570, page 13, said Register's Office.
5. Charter of Holt Woods Homeowners Association, Inc. of record in Book 9570, page 5, said Register's Office.
6. Easement for Access to Sewerage Pumping Station of record in Book 10198, page 342 and Book 10198, page 347, said Register's Office.
7. Deed to Homeowners Association for Open Space of record in Instrument Number 20020807-0095356, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130024822 DEEDWARR
Recvd: 03/27/13 12:53 3 pgs
Fees:18.00 Taxes:832.50
20130327-0030053

[STATE OF TENNESSEE]
[COUNTY OF ~~DAVIDSON~~ Williamson]

The actual consideration or value, whichever is greater for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me this 20th day of March, 2013

Notary Public

My Commission Expires: 05-06-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and/or assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of March, 2013.

Lloyd N. Soeters, Jr.
By: Mary Soeters, Attorney in Fact

Mary Soeters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mary Soeters, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Lloyd N. Soeters, Jr. and who acknowledged that she executed the same as the free act and deed of the said Lloyd N. Soeters, Jr.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of March, 2013.

Notary Public

My Commission Expires:

ROBERT JUSTIN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mary Soeters with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of March, 2013.

Notary Public

My Commission Expires:

JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013