BILL GARRETT, Davidson County
Trans:T20130025547 DEEDWARR
Recvd: 04/01/13 09:16 2 pgs
Fees:13.00 Taxes:573.50
20130401-0031009

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 2013.

Notary Public
MY COMMISSION EXPIRES: 2-19-16

DAVID KIMBROUGH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
HOLLY A. HOLT	New Owner	026-06-0/113.00
(NAME)	(NAME)	
507 HANOVER COURT		
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, PHILLIP M. HOLT AND JENNIFER PAIGE HOLT, HUSBAND AND WIFE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOLLY A. HOLT, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 337 ON THE PLAN OF WINDSOR GREEN, PHASE II, SECTION III, OF RECORD IN PLAT BOOK 6900, PAGE 845, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT NO. 337 FRONTS 30.00 FEET ON THE SOUTHERLY MARGIN OF HANOVER COURT AND EXTENDS BACK 131.31 FEET ON THE EASTERLY LINE AND 154.49 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 218.81 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP M. HOLT AND JENNIFER PAIGE HOLT BY WARRANTY DEED FROM MARY KATHERINE BEARD, RECORDED ON SEPTEMBER 10, 2009 IN INSTRUMENT NO. 20090910-0084817, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 507 HANOVER COURT, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 26th day of March, 2013.

PHILLIP M. HOLT

JENNIFER PAIGE HOLT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, PHILLIP M. HOLT AND JENNIFER PAIGE HOLT, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 26th day of March, 2013.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY