BILL GARRETT, Davidson County
Trans:T20130028408 DEEDWARR
Recvd: 04/08/13 13:56 2 pgs
Fees:13.00 Taxes:421.80
20130408-0034522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 114,000.00

Affiant

Subscribed and sworn to before me, this 25th day of March, 2013.

Notary Public

My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
EDWIN T HOLT	**SunTrust Mortgage**	041l600/600
1136 TUCKAHOE DR	**901Semmes Avenue**	
NASHVILLE, TN 37207	**RICHMOND, VA 23224**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JOHN TIMOTHY JARRETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDWIN T HOLT

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 123 on the Plan of Bellshire Estates, Section V, as of record in Book 2133, page 114, Register's Office for said County.

Said Lot 123 fronts 91.1 feet on the northerly side of Tuckahoe Drive and runs back 228.5 feet on the easterly line and 232 feet on the westerly line, to a dead line, measuting 91.1 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO JOHN TIMOTHY JARRETT BY LAST WILL AND TESTAMENT FROM OPAL M JARRETT DATED 04/25/73 AND RECORDED ON 10/01/02 IN INSTRUMENT NO. 20021001-0119210, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1136 TUCKAHOE DR, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 25th day of March, 2013.

JOHN TIMOTHY JARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOHN TIMOTHY JARRETT, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2013.

Notary Public

My Commission Expires:

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