J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 9, 2014
DAVIDSON COUNTY

WARRANTY DEED

FSBO13-0113

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

William D. Kenner
Affiant

Subscribed and sworn to before me, this 5th DAY OF April, 2013.

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenner & McLean Development	Kenner & McLean Development	
614 Shelby Avenue (ADDRESS)	(NAME) 113 30th Ave. N. ~~614 Shelby Avenue~~ WK (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN ~~37206~~ 37203 (CITY) (STATE) (ZIP)	93-04-47

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERNESTINE J. HARRIS HOLT A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNER & MCLEAN DEVELOPMENT GROUP, INC, 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 Lot No. 152 on the Plan of Williams Addition to Edgefield of record in Plat Book 21, Page 60, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ernestine J. Harris by Deed from Clerk and Master for The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 9590 Page 494, in the Register's Office for Davidson County, Tennessee, dated February 7, 1995, recorded February 7, 1995. Ernestine J. Harris, married and is now known as Ernestine J. Harris Holt.

This is not the primary residence of the said grantor.

unimproved (X)
This is improved ( ) property, known as 614 Shelby Avenue, Nashville, Tennessee 37206
(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 5th day of April, 2013.

Ernestine J. Harris Holt

BILL GARRETT, Davidson County
Trans:T20130028539 DEEDWARR
Recvd: 04/08/13 15:08 2 pgs
Fees:13.00 Taxes:222.00
20130408-0034674

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of April, 2013, before me personally appeared Ernestine J. Harris Holt a married woman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of April, 2013.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959