THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13050047** BILL GARRETT, Davidson County Trans:T20130050287 DEEDWARR Recvd: 06/14/13 13:37 2 pgs Fees:13.00 Taxes:943.50 20130614-0061103	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2013. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MAY 18, 2014

WARRANTY DEED

Address New Owner: Whitney D Holt 5171 Regent Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14615001900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frances S. Walker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whitney D Holt and John Keith Holt, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Haileywood Estates, Section 8-C of record in Plat Book 3106, Page 78, 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 Theodore E. Walker and wife, Frances S. Walker by Deed from Hendley and Whiteside Builders, Inc., a Tennessee corporation of record in Book 3875, page 441, Register's Office for Davidson County, Tennessee, dated 3/30/1965 recorded on 3/31/1965. The said Theodore E. Walker having since died 1/1/1993, Docket #92270. The property is now vested in Frances S. Walker as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable. Due on 12/01/2013.

Subject to all matters shown on the Plan of record in Plat Book 3106, Page 78, Register's Office for Davidson County, Tennessee.

This is improved property located at 5171 Regent Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May, 2013.

Frances S. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frances S. Walker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014