BILL GARRETT, Davidson County
Trans:T20130108059 DEEDWARR
Recvd: 12/31/13 12:28 2 pgs
Fees:13.00 Taxes:610.50
20131231-0131247

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133712

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2013. NOTARY PUBLIC My commission expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Lemoine, *et ux.* 1200 Overton Old Hickory, TN 37138	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	044-15-0-407.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand and 00/100 Dollars ($165,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JOSEPHUS HOLT AND WIFE, CAROL HOLT, BY AND THROUGH THEIR ATTORNEY IN FACT, LESLIE GARSIDE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **DAVID A. LEMOINE AND STACEY J. LEMOINE, HUSBAND AND WIFE**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 of Section "B" on the plan of Village of Old Hickory, as of record in Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Josephus Holt and Carol Holt, by Warranty Deed from Scott R. McMurtry and wife, Sarannah L. McMurtry, dated 7/16/2012, recorded 7/24/2012, of record in Instrument No. 20120724-0064771, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1200 Overton, Old Hickory, TN 37138.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of December, 2013.

Joseph Holt by Leslie Garside, attorney in fact

JOSEPHUS HOLT, BY LESLIE GARSIDE, ATTORNEY IN FACT

Carol Holt by Leslie Garside attorney in fact

CAROL HOLT, BY LESLIE GARSIDE, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 20 day of December, 2013, before me, appeared Leslie Garside, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Josephus Holt and Carol Holt, and that said instrument was signed in behalf of the said Josephus Holt and Carol Holt by herself as their attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016