THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/2/17

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140008575 DEEDWARR
Recvd: 02/06/14 09:33 2 pgs
Fees:13.00 Taxes:551.67

20140206-0010437

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Holt	Matthew Holt	MAP 102-04
6526 Premier Drive	6526 Premier Dr	PARCEL 46.00
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Linda M. Clemons, by and through my Court-appointed Conservator, FiftyForward, a Tennessee Non-Profit Corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Holt, a single man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 748 on the Plan of Charlotte Park Section Twelve of record in Plat Book 2900, Pages 127 & 128, 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 Chester D. Clemons and wife, Linda M. Clemons by deed from Emmett E. Forte and wife, Margaret C. Forte of record in Instrument Number 20011009-0109990, Register's Office for Davidson County, Tennessee, dated September 28, 2001, recorded October 9, 2001. Said Chester D. Clemons having since died. Pursuant to the Order for Final Sale of House under the case of the Conservatorship of Linda M. Clemons (Seventh Circuit Court of Davison County, Tennessee, Docket No. 12P456) the Conservator, FiftyForward, is empowered to act as Conservator to complete the sale.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6526 Premier Drive, Nashville, TN 37209.**

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 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 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 our hands this the 31st day of January, 2014.

Linda M. Clemons by and through FIFTYFORWARD, the Conservator for Linda M. Clemons

BY: Katie Griffith, authorized agent
Katie Griffith, Authorized Agent

Ron Henson, authorized agent
Ron Henson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Katie Griffith and Ron Henson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Authorized Agents of FIFTYFORWARD, the Conservator of **Linda M. Clemons**, and are authorized by the Court to execute this instrument on behalf FIFTY FORWARD as the Conservator of Linda M. Clemons as Ordered by the Court.

Witness my hand and seal this the 31st day of January, 2014.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY