STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20140017071 DEEDWARR
Recvd: 03/13/14 11:35 2 pgs
Fees:13.00 Taxes:632.33
20140313-0021061

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,900.00.

Tony Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 2014.

Jenny Goslin
Notary Public
MY COMMISSION EXPIRES: 3/26/17
File No. G14-8488D

JENNY GOSLIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charlotte D. Holt (NAME)	New Owner (NAME)	51-3-204
503 Barbara Drive (STREET ADDRESS)	" (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Stephanie Moreno, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charlotte D. 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:

Land in Davidson County, Tennessee, being Lot No. 51 on the plan of PLEASANT ACRES, SECTION 2, as shown by plat of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Stephanie Moreno from Wayne M. Raymond and wife, Julia A. Raymond, by Deed dated June 1, 2005, as Instrument No. 20050615-0068552, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2204, page 47, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2133, page 75, Register's Office for Davidson County, Tennessee.

3. Sanitary sewers and/or storm drainage easement as recorded in Book 5435, page 269, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 503 Barbara Drive, Madison, TN 37115.

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. Whenever 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 10th day of March, 2014.

Stephanie Moreno

March 10, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Stephanie Moreno, the bargainor(s), 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 and official seal, this 10th day of March, 2014.

My Commission Expires: 8-22-16

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066