THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETT CROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

BILL GARRETT, Davidson County
Trans:T20140036383 DEEDWARR
Recvd: 05/23/14 13:06 4 pgs
Fees:23.00 Taxes:542.42

20140523-0044767

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $146,600.

Paula Van Slyke Attorney
AFFIANT

Subscribed and sworn to before me this 23 day of May, 2014.

Ashley Fischer
Notary Public

My Commission Expires: _____

ASHLEY FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2018

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Christopher D. Lind Melissa K. Lind 703 Cantrell Avenue Nashville, TN 37215	SAME	11300014200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-Six Thousand Six Hundred and no/100 Dollars ($146,600.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Huey L. Holden**, as to an undivided fifty percent (50%) interest and **Dianne Holden Osborne**, as to an undivided fifty percent (50%) interest, (the "Grantors") have bargained and sold, and by these presents do transfer and convey to **Christopher D. Lind and Melissa K. Lind**, a married couple (the "Grantees"), their heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Quail Creek Estates, as shown on plat of record in Plat Book 5200, Page 3, 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 Huey L. Holden and Dianne Holden Osborne, as tenants in common, vesting in each a fifty percent (50%) undivided interest, in Book 9546, Page 93, Register's Office for Davidson County, Tennessee.

This is unimproved property being known as 8038 Quail Creek Road, Nashville, TN.

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, representatives and assigns, in fee simple forever.

This conveyance is made subject to the following encumbrances (collectively, the "Permitted Title Exceptions"):

1. Taxes for the year 2014 a lien, not yet due and payable.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements or claims of easements not shown by the Public Records.

4. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 3, Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5222, Page 2245, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Subject property is benefited by a 12 foot driveway easement across Lot 8, on the Plan of Quail Creek Estates.

Grantors do hereby covenant with Grantees that the Grantors are lawfully seized and possessed of the herein-described Property in fee simple; that the Grantors have a good right to convey the Property; and that the Property is unencumbered except for the Permitted Title Exceptions. Grantors further covenant to warrant and forever defend the title to the Property to the Grantees, their heirs, representatives and assigns, against the lawful claims and demands 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.

This Warranty Deed may be executed in counterparts, each of which shall be deemed to be an original, but all of which taken together, shall constitute one and the same Warranty Deed.

IN WITNESS WHEREOF, the Grantors have executed this deed this 22nd day of May, 2014.

Huey L. Holden
HUEY L. HOLDEN

DIANNE HOLDEN OSBORNE

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, an official Notary Public of the said county and state, **Huey L. Holden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 22 day of May, 2014.

DEBORAH H ALLEN
STATE
OF
TENNESSEE
NOTARY
PUBLIC
SHELBY COUNTY

Deborah H. Allen
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, an official Notary Public of the said county and state, **Dianne Holden Osborne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this _____ day of May, 2014.

_____
Notary Public

My Commission Expires: _____

IN WITNESS WHEREOF, the Grantors have executed this deed this 22 day of May, 2014.

HUEY L. HOLDEN

DIANNE HOLDEN OSBORNE

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, an official Notary Public of the said county and state, **Huey L. Holden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this _____ day of May, 2014.

Notary Public

My Commission Expires: _____

STATE OF Georgia)
COUNTY OF Coweta)

Personally appeared before me, an official Notary Public of the said county and state, **Dianne Holden Osborne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 22 day of May, 2014.

Notary Public

My Commission Expires: 3-31-18

ROBIN H. COUCH NOTARY PUBLIC COWETA CO., GEORGIA MY COMMISSION EXPIRES 03-31-2018