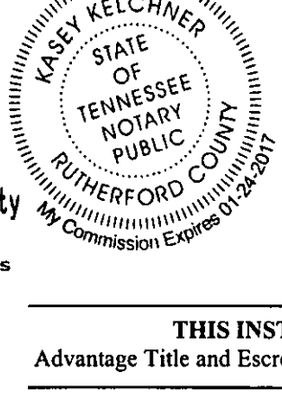
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$159,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2014

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140059720 DEEDWARR
Recvd: 08/14/14 10:49 2 pgs
Fees: 13.00 Taxes: 590.15

20140814-0073440

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Brown and Cora Dale Brown	New owner	32-9-100
(NAME)	(NAME)	
2177 Quail Ridge Drive	814 Horner Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37204	
(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, WE, Melissa A. Holt and Jeffrey Nathan Holt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. Brown and Cora Dale Brown,* 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:

* husband and wife

Land in Davidson County, Tennessee, being Lot No. 98 on the plan of QUAIL RIDGE, SECTION THREE, as shown by plat of record in Plat Book 7900, Page 160, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Included in the foregoing description but excluded from this conveyance is that portion of Lot No. 98 which is encompassed within a cemetery as shown on the plan of record in Book 7900, page 160, Register's Office for said county.

Being the same property conveyed to Melissa H. Holt and spouse, Jeffrey Nathan Holt, by deed of record in Instrument Number 20070321-0034172 Register's Office for Davidson County, Tennessee.

Subject to Easement for ingress and egress to an unnamed cemetery. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Quail Ridge of record in Book 8163, Page 781, 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. Subject to all matters shown on the Plan of Quail Ridge, Section Three of record in Plat Book 7900, Page 160, Register's Office of Davidson County, Tennessee. Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services of record in Book 8169, Page 467, Book 8161, Page 509, Book 11441, Page 161, Book 11444, Page 195 and in Instrument No. 20040817-0099250, Instrument No. 20040817-0099251, Instrument No. 20040817-0099252 and Instrument No. 20040902-0106431, Register's Office for Davidson County.

unimproved ☐

This is improved ☒ property, known as 2177 Quail Ridge Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12th day of August, 2014.

Melissa A. Holt

Jeffrey Nathan Holt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa H. Holt and Jeffrey Nathan Holt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12th day of August 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public