BILL GARRETT, Davidson County
Trans:T20140066699 DEEDWARR
Recvd: 09/08/14 12:25 2 pgs
Fees:13.00 Taxes:9.25
20140908-0082053

WARRANTY DEED

This Instrument Prepared By:
Angela Harrell, 4205 Hallmark Road, Nashville, TN 37218

New Owner:	Send Tax Bills To:	Map-Parcel:
Community First Renovations	**SAME**	**081-11-0-016.00**
3006 Carterwood Drive		
Nashville, TN. 37207		

For and in Consideration of the sum of Ten Dollars and 00/100's ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Steven E. Holt, Heir at Law of Linnie B. Holt** hereinafter call the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Community First Renovations,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 326 in J.M., T.J and G.W. Harding's Addition to Nashville, a plan of which is recorded in Book 21, Page 80, Register's Office for said County.

Said Lot No. 326 fronts 50 feet on the westerly side of 22nd Avenue, North, formerly Alamo Street, and extends back, between parallel lines, 157 feet to an alley.

Being the same property conveyed to John E. Holt and wife, Rosetta Holt by Deed from Edward Shoffner, Jr. and wife Mary Ruth Shoffner of record in Deed Book 2241, Page 117, said Register's Office. The said Rosetta Holt having since died and John E. Holt having married Linnie B. Holt. The said John E. Holt died intestate on December 21, 1979. The said Linnie B Holt having since died intestate on July 5, 2013.

Being the same property conveyed to Steven E. Holt, Heir at Law of Linnie B. Holt, by Affidavit of Heirship on September 8, 2014, of record in Instrument No. 20140908-0082052 said Register's Office.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This improved property is known as 1733 22nd Avenue N., Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. WE do covenant with said GRANTEE 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEE, 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 8th day of September, 2014.

Steven E Holt Heir AT LAW
Steven E. Holt, Heir at Law of Linnie B. Holt

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven E. Holt, Heir at Law of Linnie B. Holt,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Steven E. Holt, Heir at Law of Linnie B. Holt, executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 8th day of September, 2014.

My Commission Expires
July 3, 2017

My Commission Expires: _____

Notary Public

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration for this transfer is $2,500.00

Affiant

Sworn and subscribed to me this 8th day of September, 2014.

My Commission Expires
July 3, 2017

My Commission Expires: _____

Notary Public

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY