(1) Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20140076953 DEEDWARR Recvd: 10/10/14 15:32 2 pgs Fees:13.00 Taxes:936.10 20141010-0094360	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $253,000.00 Coreen Newcomb Affiant Subscribed and sworn to before me, this 8th day of October, 2014. Notary Public My Commission Expires:

BRYAN D. SPICER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-12-2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jerry W. Holt, JR and Erin A. Holt 7468 Riverland Drive Nashville, TN 37221	New Owner's Lender Finworth Mortgage, LLC 2106 Crestmoor Road Nashville, TN 37215	Tax Parcel ID No. 126-16-0A-622.00-CO.

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEREDITH MCGINNIS, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JERRY W. HOLT, JR. AND ERIN A. HOLT, husband and wife, Tenancy by Entirety,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 377, as shown on the map entitled the Plan of Riverwalk, Phase 4C, of record in Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MEREDITH MCGINNIS AND STUART W. THORN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from AMERICAN SECURITY BANK & TRUST COMPANY, of record in Instrument No. 20090921-0087802, dated September 16, 2009, said Register's Office. Being further conveyed to MEREDITH MCGINNIS, by Quitclaim Deed from MEREDITH MCGINNIS AND STUART W. THORN, of record in Instrument No. 20130731-0079598, dated July 2, 2013, said Register's Office.

This is improved property commonly known as: **7468 Riverland Drive, Nashville, TN 37221.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, Their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of October, 2014.

MEREDITH MCGINNIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MEREDITH MCGINNIS**, the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8 day of October, 2014.

Notary Public
My Commission Expires: _____

