BILL GARRETT, Davidson County
Trans:T20140093951 DEEDWARR
Recvd: 12/16/14 10:43 2 pgs
Fees:13.00 Taxes:1169.20
20141216-0114844

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of December, 2014

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael W. Taylor	Franklin Synergy Bank	098 13 0C 090.00
(NAME)	(NAME)	
1708 Sarahs Trail	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixteen Thousand And No/100 Dollars ($316,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Heath M. Holtz Haley M. Holtz, husband and wife, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael W. Taylor and wife, Bonnie S. Taylor** r, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 132, on the Plan of Revision One, Phase Three, The Meadows of Seven Points, of record in Instrument No. 20021022-0129513, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same premises conveyed to Heath M. Holtz and Haley M. Holtz, husband and wife by Warranty Deed from Daniel W. Clevenger and wife Carrie M. Clevenger dated May 24, 2005 and recorded May 31, 2005 as Instrument Number 20050531-0061069 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-142372

Power of Attorney recorded in Instrument # 20141216-0114843 **, Register's for said County.**

unimproved ☐
This is improved ☒ property, known as 1708 Sarahs Trail, Hermitage, TN 37076

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, has 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 December, 2014.

Heath M. Holtz by Tom Gaudreau, his attorney in Fact
Heath M. Holtz by Tom Gaudreau, his Attorney in Fact

Haley M. Holtz, by Tom Gaudreau, her attorney in Fact
Haley M. Holtz, by Tom Gaudreau, her Attorney in Fact

STATE OF Tennessee

County OF ~~Wilson~~ Davidson TN

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Tom Gaudreau, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Heath M. Holtz and Haley M. Holtz, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Heath M. Holtz and Haley M. Holtz, for the purposes therein contained.

Witness my hand and official seal, this the 12th day of December, 2014.

~~Notary~~ Public

My Commission Expires:

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

File Number: MTJ-142372