WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140094354 DEEDWARR
Recvd: 12/17/14 10:25 2 pgs
Fees: 13.00 Taxes: 307.10
20141217-0115308

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $83,000.00.

Affiant

Subscribed and sworn to before me this 15 day of December, 2014

Notary Public
My Commission expires: 5/3/16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Edwin T. Holt	NEW OWNER	060-07-0-143.00
2917 Lyndale Drive		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Henry Duff Sr. and Juanita Duff, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Edwin T. Holt and Greggoria C. Holt, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 128 on the on the Plan of Section Four, Hillhurst Acres, of record in Plat Book 2331, Page 136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William C. Holloway and Theresa F. Duff, both unmarried, as joint tenants with the right of survivorship from Estate of Anna Belle Rossell Smith by Helen Smith Wofford and Thomas Leon Smith, Co-Administrators by Deed on August 8, 1989, of record in Book 7913, Page 199, Register's Office for Davidson County, Tennessee. Further conveyed to Theresa F. Duff from William C. Holloway by Quitclaim Deed on November 10, 1997, of record in Book 10681, Page 397, Register's Office for Davidson County, Tennessee. Theresa F. Duff having since died on April 7, 2013, was never married and had no children born to her or adopted by her. Her heirs at law are Henry Duff, Sr., father and Juanita Duff, mother. Probate Docket Number 13P-991, filed July 11, 2013; Affidavit of Heirship of record in Instrument Number 20131212-0125843, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, Page 136, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4102, Page 693, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2917 Lyndale Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 12, 2014.

Henry Duff Sr.

Juanita Duff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henry Duff Sr. and Juanita Duff** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 12, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066