NEW OWNER:

Thomas E Holt, Jr.
Kristi L Holt
763 Fitzpatrick Road
Nashville, TN 37211

SEND TAX BILLS TO:

~~New Owner~~
Carrington Mortgage Services, LLC
1600 E. Saint Andrew Place
Suite B-150
Santa Ana, CA 92705

Map 096 Group 16-0 Parcel 205.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0908

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150002894 DEEDWARR
Recvd: 01/13/15 10:03 3 pgs
Fees:18.00 Taxes:980.50
20150113-0003463

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Five Thousand and 00/100 Dollars ($265,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JUDY D. STICKNEY F/K/A JUDY D. GARRISON** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **THOMAS E. HOLT, JR. AND KRISTI L. HOLT** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Described as follows:

Beginning at an iron pin (by others) lying in the easterly right of Fitzpatrick Road N8 49'52"E, 497.53 feet from the most northerly return of Blackwood Drive, said iron pin being the southwesterly corner of the herein described property; thence continuing with the easterly right of way of Fitzpatrick Road N8 49'52"E, 109.94 feet to the point of curvature of a curve to the right with a delta of 2 48'37", a radius of 2840.00 feet and an arc length of 139.30 feet to an iron pin in concrete (by others), said iron pin being the northwesterly corner of the herein described tract; thence leaving said right of way of Fitzpatrick Road and running with the southerly line of Lot No. 1., on the plan of Larchwood, Section 1A, as of record in Plat Book 5060, Page 137, R.O.D.C., Tennessee, SB1 14'54"E,142.86 feet to a concrete monument (by others) and being the southeasterly corner of said Lot No. 1; thence continuing with the northerly line of this tract SB1 44'57"E, 287.88 feet to an iron pin being the northeasterly corner of the herein described tract and being the northwesterly corner of Lot No. 1, on the Plan of Downwind Acres, as of record in Plat Book 5800, Page 60, R.O.D.C., Tennessee; thence with the westerly line of said Lot No. 1 S11 45'46"W, 206.84 feet to an iron pin (set) and being the southeasterly corner of the herein described tract; thence running with Lots No. 10 and No. 9 on the plan of Section 2. Addition to Larchwood, as of record in Plat Book 6200, Page 324, R.O.D.C., Tennessee S84 04'46"W, 180.90 feet to an iron pin (by others) lying in the line of said Lot No. 9; thence continuing with the Northerly line of Lot No. 9 and passing an iron pin at the northerly line of Lot No. 1, Section 1, addition to Larchwood. As of record in Plat Book 6250, page 429, R.O.D.C., Tennessee and

continuing with the northerly line of said Lot No. 1, N81 05 36"W, 248.60 feet to the point of beginning and containing 2.365 acres, more or less.

Being the same property conveyed to John T. Garrison and wife, Judy D. Garrison, by Warranty Deed from Donald R. Rowland and wife, Marie F. Rowland, dated August 15, 1988, and of record in Book 7776, Page 745, Register's Office for Davidson County, Tennessee. John T. Garrison passed away on August 18, 2008, and had remained married to Judy D. Garrison, without intervening legal separation or divorce, from the time of acquisition of this property until his passing, thereby vesting title in Judy D. Garrison as surviving tenant by the entirety.

This is IMPROVED property known as 763 Fitzpatrick Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this **6th** day of **January, 2015**.

George DeWolfe Stickney, Jr.

GOERGE DEWOLFE STICKNEY, JR., joins in this conveyance for the purpose of conveying any marital interest HE may have in the above property

By: Judy D. Stickney, attorney in fact

JUDY D. STICKNEY, Attorney-in-Fact
Pursuant to Power of Attorney of Record
RODCT, Book _____, Page _____
2015 0113 . 0003462

Judy D. Stickney

JUDY D. STICKNEY F/K/A JUDY D. GARRISON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JUDY D. SICKNEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office **6th** day of **January, 2015**.

NOTARY PUBLIC

My commission expires:

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JUDY D. STICKNEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **GOERGE DEWOLFE STICKNEY, JR.**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of January, 2015.

NOTARY PUBLIC

My Commission Expires:

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **265,000.00** .

AFFIANT

Sworn to and subscribed to before me 6th day of **January, 2015**.

NOTARY PUBLIC

My commission expires:

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018