BILL GARRETT, Davidson County
Trans:T20150007668 DEEDWARR
Recvd: 01/30/15 14:07 2 pgs
Fees:13.00 Taxes:610.50
20150130-0009073

**Prepared By & Return To:**
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-12007D

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 165,000

Affiant

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF January, 2015.

Notary Public

Commission Expiration: 4/20/15

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Alfred Holden<br>1932 Upland Drive<br>Nashville, TN 37216 | Franklin American Mtg.<br>501 Corp Centre Dr., Ste 400<br>Franklin, TN 37067 | 07212030900 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Jeff Lewis, Unmarried**

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Alfred Holden, An Unmarried Man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 96, on the Plan of Section II, Burchwood Gardens, as shown on plat of record in Plat Book 2900, page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Being the same property conveyed to Jeff Lewis from Cathleen A. Hart by deed dated 08/24/2007 filed for record on 08/27/2007 in Instrument No. 20070827-0102384, in the Register's Office for Davidson County, Tennessee.**

**Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than $198,000 (120% of the short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1932 Upland Drive, Nashville, TN 37216

**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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 14 day of January, 2015.

Jeff Lewis by Paul Phillips as Attorney in fact.

**Jeff Lewis By Paul Phillips,**
**His Attorney-In-Fact**

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 14th day of January 2015, 2015, before me personally appeared **Paul Phillips**, to me known to be the person who executed the foregoing instrument in behalf of **Jeff Lewis** as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said **Jeff Lewis**. Witness my hand and official seal.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY