Davidson County DEEDWARR
Recvd: 06/03/15 09:46 3 pgs
Fees:18.00 Taxes:2053.50
20150603-0051611

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Kelsie Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2015

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: 6-21-15

(AFFIX SEAL)

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clifford Wade Pancake Anna Michelle Pancake	OWNER	180-00-0-077.00 & 172-00-0-170
(NAME)	(NAME)	
6726 Holt Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Marion Buford DeFord and Harriett Jane DeFord, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Clifford Wade Pancake and Anna Michelle Pancake, husband and wife,** 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:

Land Situated in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 6, on the plan of Holt Hills Subdivision, of record in Plat Book 5050, Page 77, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete and detailed description.

AND

Land Situated in Davidson County, State of Tennessee, described as follows to-wit:

Being a 2.08, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee, according to a survey by Anderson-Delk and Associates, dated January 4, 1983, and being more particularly as follows:

Beginning at a point, said point lying on the most easterly line of Lot No. 7 on the Plan of Mt. Pisgah Heights as of record in Book 5210, Page 302, Register's Office of Davidson County, Tennessee; said point further described as being the most northerly point of the herein described tract and lying in an existing creek; thence with said creek South 39 degrees, 26 minutes, 31 seconds East a distance of 168.28 feet to a point; thence South 24 degrees, 29 minutes, 06 seconds East a distance of 363.25 feet to a point, said point being on the most northerly line of Holt Hills Subdivision as of record in Book 5050, Page 77, Register's Office of Davidson County, Tennessee; thence with the said most northerly line of Holt Hills Subdivision Lots 7, 6 and 5, South 84 degrees, 26 minutes, 30 seconds West a distance of 322.49 feet to a point: thence leaving said most northerly line North 12 degrees, 43 minutes, 19 seconds, West a distance of 265.23 feet to an existing monument; said monument being on the rear

line of Lot 6 on the Plan of Mt. Pisgah Heights as of record in Book 5210, Page 302, Register's Office of Davidson County, Tennessee; thence along the rear of said Lots 6 and 7, South 85 degrees, 20 minutes, 05 seconds East a distance of 146.31 feet to an existing concrete monument; thence along the rear of said Lot 7 of Mt. Pisgah Heights, North 5 degrees, 34 minutes, 30 seconds West a distance of 246.12 feet to the point of beginning.

Being the same property conveyed to Marion Buford DeFord and wife, Harriett Jane DeFord by Installment Deed dated 02/18/1982 from Johnny C. McCollum and wife, Lena M. McCollum of record in Book 5853, Page 689, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Buford DeFord and wife, Jane DeFord by Warranty Deed dated 08/09/1984 from Richard C. Argo and wife, Martha Argo of record in Book 6357, Page 860, Register's Office for Davidson County, Tennessee.

Marion Buford Deford and Buford Deford being one and the same person.
Harriett Jane Deford and Jane Deford being one and the same person.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑ 0 Mt. Pisgah Road, Nashville, TN 37211

This is improved ☑ property, known as 6726 Holt Road, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hands this 1st day of June, 2015.

⊗ Marion Buford DeFord
Marion Buford DeFord

⊗ Harriett Jane DeFord
Harriett Jane DeFord

State of Tennessee
County of Williamson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Marion Buford DeFord and Harriett Jane Deford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2015.

⊗ Lori Holloway
Notary Public
My Commission Expires: 6-21-15

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 20426

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY