WARRANTY DEED

Record + return
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Holt	WELLS FARGO BANK, NA.	
(NAME)	(NAME)	
1217 Scarcroft Lane	P.O. BOX 11701	141-05-0A 222.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	NEWARK NJ 07101-4701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDNA V. JAYE AND JERALD DANIEL JAYE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY HOLT, A SINGLE MAN,** 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 in Davidson County, Tennessee, being Lot 222, PHASE 1, SECTION 4, AVONDALE PARK, as shown on plat of record in Instrument No. 20090318-0024196, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edna V. Jaye and Jerald Daniel Jaye, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 29th day of October, 2010 in Instrument No. 20101029-0086665, in the Register's Office of Davidson County, Tennessee. Jerald Daniel Jaye and Jerald D. Jaye are one and the same.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record inInstrument No. 20090318-0024196, said Register's Office; and (c) restrictive covenants of record in Instrument Nos. 20081203-0117452, 20090331-0028791, 20020821-0100879 and 20101223-0102254 , said Register's Office; (d) Charter of Avondale Park Homeowners Association, Inc. recorded at Instrument No. 20081203-0117350, said Register's Office; (e) easements of record in Instrument No. 20060110-0003857, Instrument Nos. 20040204-0013639, 20040204-0013640, 20080818-0084836 and 20040204-0013641, Book 787, Page 7 and Book 4193, Page 903, Book 5738, Page 832, Book 4364, Page 895, Book 5738, Page 819 and Partial Abandonment recorded at Instrument No. 20080826-0087638, Book 840, Page 540, Book 4116, Page 151, Instrument No. 20090414-0033629, said Register's Office; (f) Riparian rights claimed or asserted by surrounding land owners and the State of Tennessee; (g) Title to that portion of the property embraced within the high and low watermarks of the Big Harpeth River; (h) Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20071002-0117293, said Register's Office; (i) Order to Tennessee Valley Authority recorded in Book 4273, Page 280 and Deed to United States of America recorded in Book 4118, Page 694 and Book 4228, Page 635, said Register's Office; (j) Abstract of Suit recorded at Instrument No. 20021017-0127902, said Register's Office.

unimproved
This is improved x property, known as 1217 Scarcroft Lane, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20150044924 DEEDWARR
Recvd: 06/08/15 14:08 2 pgs
Fees:13.00 Taxes:869.50
20150608-0053623

Witness my hand this 2nd day of June, 2015.

Edna V. Jaye by Kevin D. Montgomery, attorney in fact

EDNA V. JAYE, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Jerald Daniel Jaye by Kevin D. Montgomery, attorney in fact

JERALD DANIEL JAYE, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

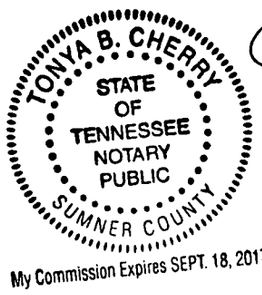
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this ___ day of June, 2015, before me personally appeared Kevin D. montgomery, to me known to be the person who executed the foregoing instrument on behalf of Edna V. Jaye and Jerald Daniel Jaye and acknowledged that he executed the same as the free act and deed of Edna V. Jaye and Jerald Daniel Jaye.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2015.

Commission expires:



My Commission Expires SEPT. 18, 2017

Tonya B. Cherry

Notary Public