BILL GARRETT, Davidson County
Trans:T20150049825 DEEDWARR
Recvd: 06/22/15 15:52 2 pgs
Fees:13.00 Taxes:962.00
20150622-0059690

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Johnathan F. & Michelle B. Sloan
271 Cumberland Circle
Nashville, TN 37214

SEND TAX BILL TO:
Finworth Mortgage, LLC
2106 Crestmoor Road
Nashville, TN 37215

MAP/PARCEL 09605005600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Larry L. Holt and wife, Janet C. Holt,** has this day bargained and sold, and does hereby transfer and convey unto **Jonathan F. Sloan and Michelle B. Sloan, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 105 feet front and 43 feet rear of Lot No. 49 on the Plan of Bluefields, Section I of record in Plat Book 843, Page 16, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 49 fronts 105 feet on the westerly side of Cumberland Circle and extends back 472 feet on the northerly line and 480 feet on the southerly line to a dead line in the rear measuring 43 feet thereon.

Being the same property conveyed to Larry L. Holt and Janet C. Holt, husband and wife by Warranty deed from Scott Leathers and wife, Sherri Leathers, formerly Sherri Rheinhardt of record in Book 11000, page 392, Register's Office for Davidson County, Tennessee, dated June 26, 1998 and recorded on July 1, 1998.

This is improved property known as: **271 Cumberland Circle, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 843, page 16, and restrictions in Book 737,

page 258, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of June, 2015.

Larry L. Holt

Larry L. Holt

Janet C. Holt

Janet C. Holt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Larry L. Holt and Janet C. Holt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of June, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $260,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of June, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

File No: 158412