BILL GARRETT, Davidson County
Trans:T20150086263 DEEDWARR
Recvd: 10/09/15 11:06 3 pgs
Fees:18.00 Taxes:961.63
20151009-0103134

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1977

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jared Holder Carrie Stout-Holder 900 Mitchell Road Nashville, TN 37206	Same as Owner	83-12-141.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $259,900.00

Affiant

Subscribed and sworn to before me this the 5th day of October, 2015.

KATHRYN M. CASSIDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 8/23/16
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Jimmy E. Allen and Timothy A. Scott, as tenants in common** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jared Holder and Carrie Stout-Holder, 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 in Davidson County, Tennessee, being Lot No. 170, Section 5, Rosewood Heights, as shown on plat in Plat Book 2331, page 39, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jimmy E. Allen and Timothy A. Scott, as tenants in common by Warranty Deed from Donna Sue Nixon and Gary Lynn Burgess, being all the heirs at law of Garland O. Burgess, deceased, dated May 1, 2015, recorded May 5, 2015, of record in Instrument No. 20150505-0040999, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument No. 20150505-0040997, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **900 Mitchell Road, Nashville, TN 37206**

This conveyance is made subject to (1) Property taxes for the year 2015, a due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of **Timothy A. Scott**, by **Jimmy E. Allen** pursuant to a Power of Attorney executed by **Timothy A. Scott** on 10/02/2015, of record in Instrument No. 20151009.0103133 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **5th** day of **October, 2015.**

GRANTOR(S)

Jimmy E. Allen

Timothy A. Scott By: His Jimmy E. Allen, His Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDOSN

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jimmy E. Allen and Timothy A. Scott** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **5th** day of **October, 2015.**

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jimmy E. Allen** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Timothy A. Scott,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **5th** day of **October, 2015.**

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2016

EXHIBIT "A"
To
Warranty Deed

FROM: Jimmy E. Allen and Timothy A. Scott, as tenants in common

TO: Jared Holder and Carrie Stout-Holder, husband and wife

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jimmy E. Allen, Affiant

Sworn to and subscribed before me this 5th day of October, 2015.

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2016