Return to:
DLO Title, LLC
256 Seaboard Lane. Suite F103
Frankli

BILL GARRETT, Davidson County
Trans:T20160010381 DEEDWARR
Recvd: 02/08/16 10:05 2 pgs
Fees:13.00 Taxes:1220.26
20160208-0011733

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,800.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF February, 2016.

E. Manning
Notary Public

MY COMMISSION EXPIRES: 1-8-2019
(AFFIX SEAL)

E. MANNING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BMR15-6408

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynard Holland	New Owner (NAME)	
6408 Riverplace Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37221-6546 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	126-16-0A-002.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES KIGHT AND JANE KIGHT, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LYNARD HOLLAND AND WIFE, REBECCA HOLLAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 on the Plan of Final Plat Riverwalk, Phase 1A, Secton 1 & Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Kight and Melody Devane-Kight, husband and wife by Warranty deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation of record in Instrument No. 20030508-0062166 Register's Office for Davidson County, Tennessee, dated April 25, 2003 and recorded on May 08, 2003.

Melody Devane-Kight having since died on July 3, 2008 leaving the property vested to the surviving tenant by the entirety Charles D. Kight.

Charles Kight having since remarried to Jane Kight. Jane Kight joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20011026-0117231, Instrument Number 20011105-0121083, amended in Instrument 20020424-0050565, Instrument 20040430-0049313 and Instrument 20040506-0051985, Instrument 20020425-0051371, Instrument 20021119-0143687 and Instrument 20010919-0101279, Instrument 20011026-0117231, Instrument 20020424-0050564, Instrument 20011024-0115959, Book 513, page 396, Book 751, page 375, Book 4205, Page 194 and Book 4226, Page 715, Book 4257, Page 647, Book 7526, Page 315 and Book 7526, Page 318, Book 7526, Page 324, Instrument 20010919-0101280; Instrument 20010706-0072536; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6408 Riverplace Drive , Nashville, Tennessee 37221-6546
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 5th day of February, 2016.

Charles Kight

Jane Kight

STATE OF Tennessee
COUNTY OF Davidson

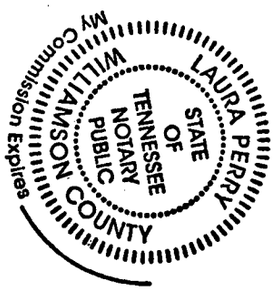
On this the 5th day of February, 2016, before me personally appeared Charles Kight and Jane Kight, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of February, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959