BILL GARRETT, Davidson County
Trans:T20160047527 DEEDWARR
Recvd: 06/06/16 12:53 2 pgs
Fees:13.00 Taxes:703.00
20160606-0056833

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

ADDRESS NEW OWNER:
Diona Gardner
1421 Joe Pyron Drive
Madison, TN 37115-5560

SEND TAX BILL TO:
New Owner

MAP/PARCEL 053-13-0-073.00

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, **Kristin L Holt and husband, Daniel R. Holt,** has this day bargained and sold, and does hereby transfer and convey unto **Diona Gardner, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Phase I, Kimbolton, of record in Plat Book 6900, Pages 276 through 278, as amended in Book 7577, Page 553, 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 Kristin L. Holt and husband, Daniel R. Holt by Warranty Deed from Lourdes Estrada and husband, Larry Chesnut, of record in Instrument No. 20090304-0019146, Register's Office for Davidson County, Tennessee, dated February 24, 2009 and recorded on March 04, 2009.

This is improved property known as: **1421 Joe Pyron Drive, Madison, Tennessee 37115-5560**

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 2016 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 Plat Book 6900, Pages 276, 277 and 278 and

amended in Book 7577, Page 553, and restrictions in Book 7265, Page 655 amended in Book 7464, Page 969, Book 7470, page 126, Book 7799, page 50 and Instrument No. 20060126-0009811, 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 27th day of May, 2016.

Kristin L. Holt

Kristin L Holt

Daniel R Holt by Kristin L. Holt his attorney in fact.

Daniel R. Holt by Kristin L. Holt his Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristin L. Holt, as attorney-in-fact for Daniel R. Holt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said Kristin L. Holt the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Daniel R. Holt and recorded simultaneously herewith in Book *___, Page ____, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seals at office this 27th day of May, 2016.

*20160606-0056832

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 $190,000.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of May, 2016.

NOTARY PUBLIC

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

My Commission Expires: _____