WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Sharon Lynn Perala
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/22/17

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-32395

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY DONALD R. HARRETT, JR.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sharon Lynn Perala	NEW OWNER	172150A06100CO
(NAME)	(NAME)	
1116 Holt Hills Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160053240 DEEDWARR
Recvd: 06/22/16 14:03 2 pgs
Fees:13.00 Taxes:1024.90
20160622-0063704

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Guy Edwards and Marsha Edwards, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sharon Lynn Perala**, hereinafter called the GRANTEE(S), 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. 73, on the plan of Section Five, Holt Woods, of record in Plat Book 9700, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Guy Edwards and Marsha Edwards, husband and wife by Warranty Deed from Aaron W. Edwards and Jamie C. Edwards, husband and wife, dated November 17, 2015 and recorded November 19, 2015 of record in Instrument No. 20151119-0117430, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Page 10, in the Register's Office for Davidson County, Tennessee.
All matters shown on the Boundary plat of record in Plat Book 7900, Page 668 in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 9570, Page 22 as amended and or made applicable in Book 9745, Page 41 in the Register's Office for Davidson County, Tennessee.
By-Laws of Holt Woods Homeowners Association, Inc., of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed to Holt Woods Homeowner's Association, Inc., of record in Instrument No. 20020807-0095356, in the Register's Office for Davidson County, Tennessee.
Charter of Holt Woods Homeowners Association, Inc., of record in Book 9570, Page 5, in the

Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1116 Holt Hills Place, Nashville, TN 37211

(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), 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), 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 our hands this 20th day of June, 2016.

Guy Edwards

Marsha Edwards

State of Tennessee
County of Williamson

Personally appeared before me Guy Edwards and Marsha Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of June, 2016.

Notary Public
My Commission Expires: 8/24/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY