WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/16/19 (AFFIX SEAL)

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: ALW-16-4019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew C. Hardin and Janet L. Hardin	First Advantage Bank	117-13-0-043.00
(NAME)	(NAME)	
3813 Hilldale Drive	2010 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **E. Berry Holt, Trustee, pursuant to terms of the Margaret F. Holt Revocable Trust dated August 10, 2015**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, MATTHEW C. HARDIN AND JANET L. HARDIN, HUSBAND AND WIFE, 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 29, WALLACE, PART THREE, as shown on plat of record in Plat Book 1130, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Margaret F. Holt to E. Berry Holt, Trustee, pursuant to terms of the Margaret F. Holt Revocable Trust dated August 10, 2015, as recorded on the 17th day of August, 2015 in Instrument No. 20150817-0082559; Quitclaim Deed from Ernest B. Holt, Jr. and wife, Margaret F. Holt to Charles B. Reasor, Jr., Trustee, his successors and assigns, for the purpose of reconveyance to Margaret F. Holt, individually, as recorded on the 12th day of August, 1977 in Deed Book 5183, Page 124 and Warranty Deed from Jack Husband and wife, Kathryn Elizabeth Young Husband to Ernest B. Holt, Jr. and wife, Margaret F. Holt, as recorded on the 16th day of June, 1953 in Deed Book 2149, Page 491, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 4019 Vailwood Drive, Nashville, TN 37215
(House Number) (Street) (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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20160062151 DEEDWARR
Recvd: 07/19/16 16:10 2 pgs
Fees:13.00 Taxes:1905.50
20160719-0074441

Witness my/our hand(s) this 18th day of July, 2016.

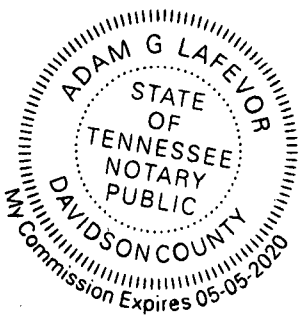
E. Berry Holt, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of July, 2016, before me personally appeared E. Berry Holt, Trustee, pursuant to terms of the Margaret F. Holt Revocable Trust dated August 10, 2015, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th day of July, 2016.

Notary Public
My Commission Expires: 5/5/20



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171