THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088970**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $253,100.00 Affiant Subscribed and sworn to before me, this 16th day of September, 2016. Notary Public My Commission Expires: 6/28/17

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

WARRANTY DEED

Address New Owner: Sterdivante L. Tolliver 108 COMMONWEALTH CT Nashville TN 37221-6534	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126150B16700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sheldon L. Holder and Kelly Holder, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sterdivante L. Tolliver**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Section One, Lexington Point Subdivision, as of record in Instrument 20000830-0085624, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sheldon L. Holder and Kelly Holder, Husband and Wife by Warranty Deed from Thomas S. Hitch and Elizabeth A. Hitch, Husband and Wife, recorded on the 24th day of June, 2010 in Instrument No. 20100624-0049256, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, LEXINGTON POINT, as recorded in Instrument No. 200008300085624 and Plat in Chancery Book 1, Pages 25 and 121.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001018-0103445, as supplemented at Instrument No. 20010522-0052909 and as refiled at Instrument Nos. 20020214-0019754 and 20020219-0021061.

Terms and provisions of Amendment to By Laws recorded in Instrument No. 20150220-0014706.

Charter of Lexington Point Homeowners Association, Inc. recorded at Instrument No. 20001020-0104424.

Easement for Stormwater Detention, recorded in Instrument No. 20020729-0090372.

Davidson County DEEDWARR
Recvd: 09/20/16 12:10 3 pgs
Fees:18.00 Taxes:936.47
20160920-0098860

Easement for Permanent Drainage, recorded in Instrument No. 20020729-0090373.

Easement granted to Nashville Chattanooga & St. Louis Railway by instrument recorded in Book 513, Page 396.

Conveyance of Common Area to Lexington Point Homeowners Association, Inc. by Quitclaim Deed recorded at Instrument No. 20150123-0006862.

Easement granted to Harpeth Valley Utility District by instrument recorded in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324 and Book 7601, Page 404.

Easement for Ingress & Egress, recorded in Book 11069, Page 837.

Easement for Transmission line, recorded in Book 4257, Page 647 and Book 4230, Page 987.

Easement granted to Tennessee Valley Authority by instrument recorded in Book 4205, Page 194, Book 4226, Page 715 and Book 4230, Page 987.

Easement granted to Tennessee Electric Power Co. by instrument recorded in Book 751, Page 375 and Book 787, Page 7.

This is improved property located at 108 COMMONWEALTH CT Nashville TN 37221-6534

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of September, 2016.

Sheldon L. Holder
By: Will Chapman, Attorney in Fact

Kelly Holder
By: Will Chapman, 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, Will Chapman with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Sheldon L. Holder and Kelly Holder, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of September, 2016.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

